



# Jasmine Cottage

Sedbusk, Hawes, North Yorkshire, DL8 3PX



Robin Jessop



# AN ATTRACTIVE DOUBLE FRONTED DETACHED COUNTRY COTTAGE WITH LANDSCAPED GARDEN & GARAGING

- Traditional Double Fronted Stone Cottage
- Two/Three Reception Rooms
- Three/Four Bedrooms
- Central Heating & Double Glazing Throughout
- In The Heart of The Yorkshire Dales
- Quiet Village Location
- Quiet Village Location
- Guide Price: Offers in Excess of £395,000

## SITUATION

Hawes 2 miles. Askrigg 5 miles. Leyburn 16 miles. Bedale 26 miles. A1(M) Interchange at Leeming 29 miles. M6 near Sedbergh 20 miles.

Sedbusk is a small rural village just a short drive from the bustling market town of Hawes. Hawes has a good range of amenities including shops, cafes, public houses and the renowned Wensleydale Creamery. The position just off the A684 makes the location accessible to a number of large market towns including Leyburn, Sedbergh and Kirkby Stephen.

## DESCRIPTION

Jasmine Cottage is a very attractive, detached stone cottage which is beautifully situated within the quiet rural village of Sedbusk. The south facing position enjoys fantastic views of Wensleydale and Addleborough and the property would make an excellent full time home or holiday let.

The property is entered into via an inner hallway with the stairs ahead leading up to the first floor. To the right hand side is a living room with an open fire. To the left there is a





dining room which also has an open fire set within a stone surround. Off the dining room, steps lead up into a ground floor bedroom which could be used as a third reception room if required, which has an ensuite bathroom with corner bath, WC and basin. The kitchen features a good range of cream fitted units complemented by oven and hob, undercounter fridge and a dishwasher. There is an adjoining, good sized separate utility room which is plumbed for a washing machine and tumble dryer with additional space for a fridge freezer. The boiler is also found in the utility room. From the utility room, the outside lane can be accessed.

To the first floor there are three well-proportioned double bedrooms, with the two bedrooms to the front enjoying stunning views. There is also a house bathroom which is fully tiled and has a WC, basin and shower over the bath.

Externally and enjoying stunning views, the property is complemented by a delightful south facing front garden comprising lawns, borders, flower beds and rockeries, all of which are enclosed by traditional dry stone walls. There is a further garden area to the side of the property offering space for a shed.

To the rear of the property, there is a single garage, adjacent to which is a single parking space.

#### **GENERAL REMARKS & STIPULATIONS**

##### **VIEWING**

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950

##### **OFFERS**

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

##### **METHOD OF SALE**

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.





## MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

## BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

## WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property. [///regard.diplomats.domain](http://regard.diplomats.domain)

## FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

## TENURE

Freehold with vacant possession.

## COUNCIL TAX

Band D.

## SERVICES

Mains electricity. Mains water. Mains drainage. Oil fired central heating. Broadband connection available.

## LOCAL AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD Tel: 01609 780780

## LOCAL PLANNING AUTHORITY

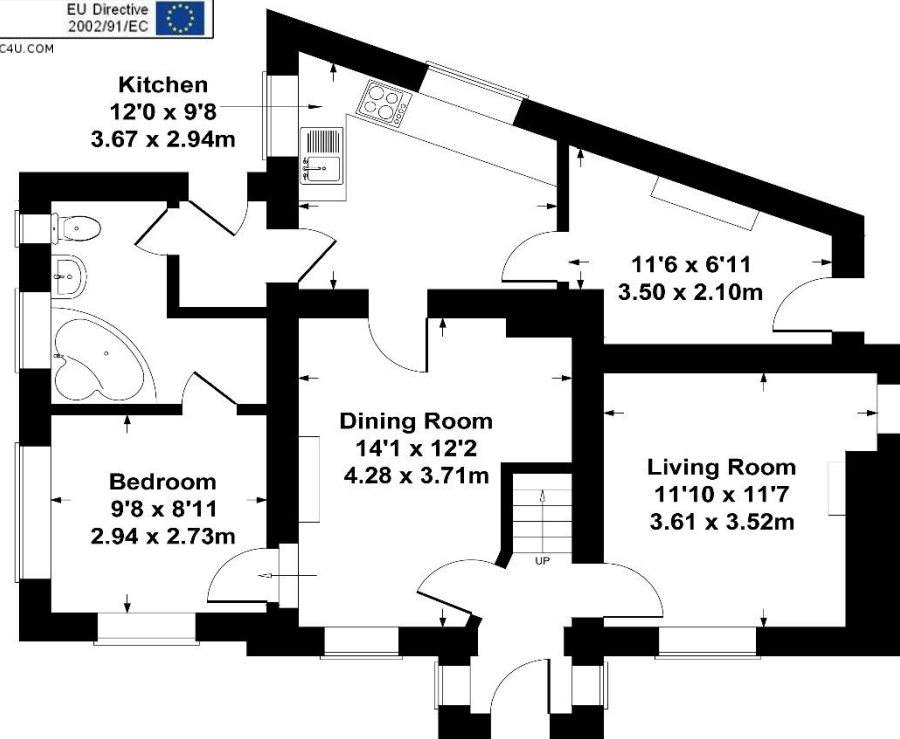
Yorkshire Dales National Park, Yoredale, Bainbridge, Leyburn, North Yorkshire, DL8 3EL. TEL: 01969 652300



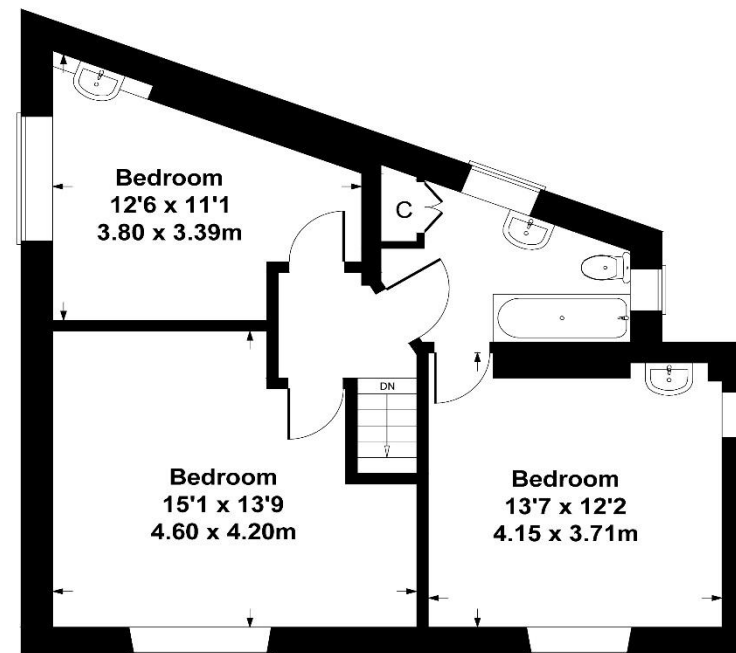
| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |
| WWW.EPC4U.COM                               |                         |           |

# Jasmine Cottage, Sedbusk

Approximate gross internal area 118 sq m - 1270 sq ft



GROUND FLOOR



FIRST FLOOR

## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022

Robin  
info@  
01969 022000  
01677 425950  
www.robinjessop.co.uk

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