



# Ann's Cottage

Low Row, Richmond, North Yorkshire, DL11 6PE



Robin Jessop

# A SEMI-DETACHED COTTAGE IN NEED OF FULL REFURBISHMENT WITH STUNNING SOUTH FACING VIEWS

- Semi-Detached Character Cottage
- Two Double Bedrooms
- Stunning Views
- South Facing Garden
- Full Refurbishment Required
- Guide Price: Offers In Excess of £175,000

## SITUATION

Reeth 5 miles. Leyburn 12 miles. Hawes 13 miles. Richmond 16 miles. A1(M) at Catterick 20 miles. Darlington 26 miles. M6 at Tebay 30 miles. Teesside 39 miles. All distances are approximate.

Ann's Cottage is situated on the edge of the popular and picturesque village of Low Row just outside of the thriving market town of Reeth. It enjoys views of the Swaledale countryside and uninterrupted South facing views.

It is well placed in relation to the thriving market towns of Reeth, Richmond, Leyburn, and Hawes in this very picturesque part of the Yorkshire Dales National Park.

## DESCRIPTION

Ann's Cottage is a stone built semi-detached cottage with a unique layout which requires full refurbishment throughout.

The property is entered into at the first floor via a roadside porch which leads into the first bedroom which has an open fire. There is also a second double bedroom and a house bathroom on this first floor. Both rooms could also be used as reception rooms if required.

A stone staircase leads down to the living room which has a door into the attached conservatory. The kitchen diner features a range of base units and a window to the front. Usefully, there is also direct access into a garden store.

Externally the property is complemented by an enclosed south



facing garden from where the stunning views of Swaledale can be enjoyed. There is roadside parking available.

#### **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.

##### **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.

##### **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.

##### **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.

**[///whistling.twilight.pizzeria](https://www.whistling.twilight.pizzeria)**

##### **FIXTURES & FITTINGS**

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

##### **TENURE**

Freehold with vacant possession.

##### **COUNCIL TAX**

Band C.

##### **SERVICES**

Mains electricity. Mains water. Drainage to a septic tank. Solid fuel central heating.

##### **LOCAL AUTHORITY**

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

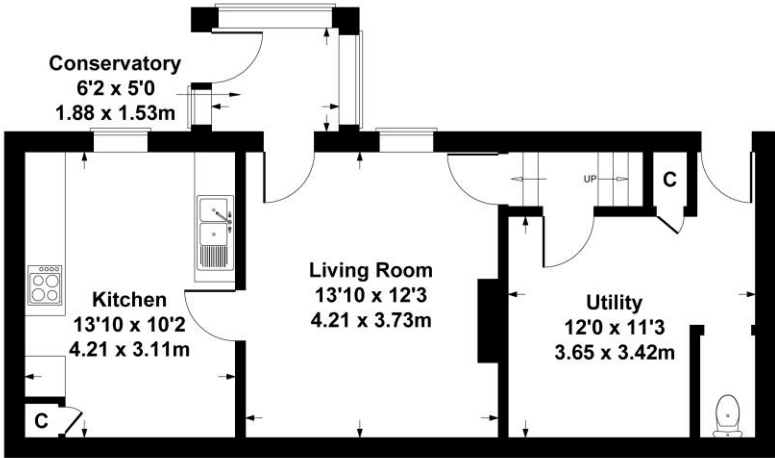
##### **LOCAL PLANNING AUTHORITY**

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

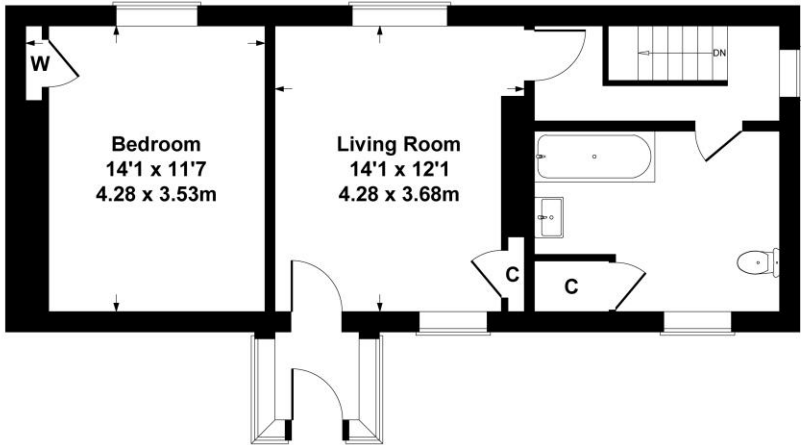


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Approximate gross internal area  
House - 97 sq m - 1044 sq ft



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.

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Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	27 F	
1-20	G		

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