



Birkbeck House (Live and Work Unit), St Josephs Mews, Aysgarth, Wensleydale, North Yorkshire, DL8 3SR

Currently under conversion by a local builder of good repute and forming a unique opportunity to purchase a 2 bedroom live/work unit as an all-in-one self-contained home and workspace within the heart of Wensleydale. The property will provide spacious living accommodation as well as a good size workshop for light manufacturing, food processing, professional services, packaging, journalism, music production, internet sales etc., integral but with separate access from the side lane. The purchaser will have a choice of internal finishes. The National Park would need to approve your chosen commercial use and the property could not be occupied as a second home.



Offers in the Region of £295,000



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GROUND FLOOR

KITCHEN/LIVING ROOM

17'10" x 28'8" (5.43m x 8.74m)

OFFICE

17'8" x 24'10" (5.38m x 7.56m)

WC

FIRST FLOOR

OFFICE

17'10" x 11'7" (5.43m x 3.53m)

BEDROOM 1

17'8" x 12' (5.38m x 3.65m)

EN-SUITE SHOWER ROOM

BEDROOM 2

17'10" x 11'11" (5.43m x 3.63m)

EN-SUITE SHOWER ROOM



GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - We understand that the property is Freehold, although we have not verified this by sight of the Title Deeds.

Local Authorities - Richmondshire District Council -
Tel: (01748) 829100.
North Yorkshire County Council -
Tel: (01609) 780780.

Property Reference - 11331

Particulars Prepared - September 2013

IMPORTANT NOTICE

These particulars have been produced in good faith to give an overall view of the property. If any points are particularly relevant to your interest, please ask for further information or verification, particularly if you are considering travelling some distance to view the property.

All interested parties should note:

- i. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer or contract or any part thereof.
- ii. All measurements, areas or distances are given only as a guide and should not be relied upon as fact.
- iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any contents/furnishings/furniture etc. are included in the sale nor that the property remains as displayed in the photographs.
- iv. Services or any appliances referred to have not been tested and cannot be verified as being in working order. Prospective buyers should obtain their own verification.

FREE MARKET APPRAISAL

We will be pleased to provide an unbiased and professional market appraisal of your property without obligation, if you are thinking of selling.

SURVEY & VALUATION

A range of valuation/survey services is available for all property transactions including sale, purchase, mortgage, probate etc.

FREE IMPARTIAL MORTGAGE ADVICE

CALL TODAY TO ARRANGE YOUR APPOINTMENT

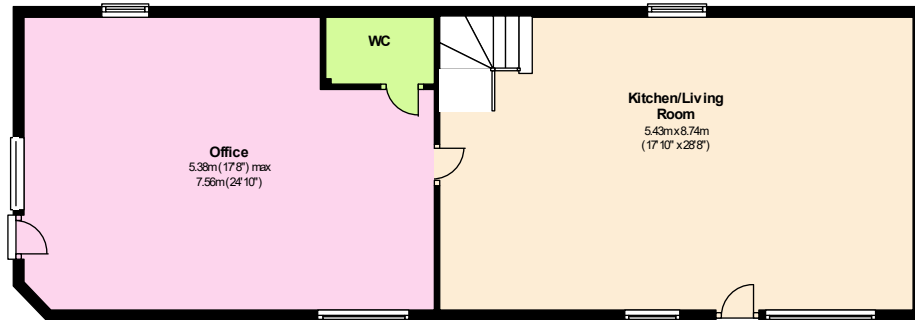
Mortgage Referral Arrangement

In accordance with Compliance with the Consumer Protection from Unfair Trading Regulations 2008, we declare that we routinely refer potential purchasers to L&C (London & Country Mortgages Ltd) for fee free mortgage advice. It is your decision whether you choose to deal with L&C. Should you decide to use L&C you should know that we would receive a referral fee of 25% of any payment they receive from lenders and insurers for the services they provide to you.

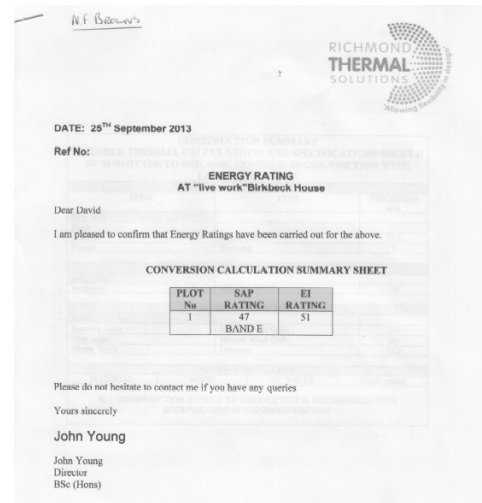
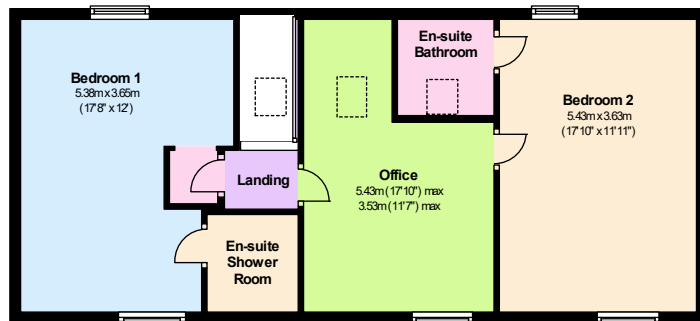
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

A life assurance policy may be required. Written quotation available upon request.

Ground Floor



First Floor



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Tel: 01969 622194

Email: leyburn@normanfbrown.co.uk

www.normanfbrown.co.uk



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