



1 Simonstone Cottage

Simonstone, Hawes, North Yorkshire, DL8 3LY



RobinJessop

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A Traditional End Terrace Cottage in a Quiet Village Location with Stunning Views.

- End Terrace Cottage
- Two Double Bedrooms
- Some Updating Required
- Garden & Stone Built Stores
- Stunning Views of Hawes & Wensleydale
- Guide Price: £195,000

SITUATION

Hawes 2 miles. Askrigg 5 miles. Sedbergh 15 miles. Leyburn 17 miles. Richmond 24 miles. (Please note all distances are approximate).

Simonstone is a rural village within the Yorkshire Dales National Park and is situated at the bottom of the famous Buttertubs Pass in Wensleydale. The village benefits from the renowned Simonstone Hall and is a short drive from Hawes.

Hawes has a wealth of local amenities such as a primary school, independent shops, cafes and public houses. There is a weekly market and an active local community centred around the town hall. The town is also famous for the Wensleydale Creamery. Garsdale Station is only 6 miles away with a regular service to Leeds and Carlisle.

DESCRIPTION

1 Simonstone Cottage is a traditional, stone built end terrace cottage which is situated within the small village of Simonstone, a short drive from Hawes. The property stands well down a shared lane with stunning views to the front and rear.

The property is entered into via a front door which leads into the living room. The living room features a multi-fuel stove set into the wall with a stone hearth, and a window to the front with views towards Hawes. Completing the ground floor is a kitchen diner which has a range of fitted units with space for freestanding appliances including plumbing for a washing machine. There is also space for a dining table.

A lobby provides a door leading out to the rear and stairs leading up to the first floor.

To the first floor there are two double bedrooms and a house shower room with walk in cubicle, WC and a hand basin. Both bedrooms enjoy a stunning view of Hawes at the front and Stags Fell at the rear.

Externally the property is complemented by a private garden which is located across the access lane at the front. This is laid to lawn with a flower bed and area for a coal bunker and log store. The views can be enjoyed from here. There is also a small patio in front of the property for seating and allocated parking in front of the gates for 2 cars.

To the rear there is access to two useful stone stores which are ideal for storing logs or bikes.

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.

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.

///competing.intervals.skyrocket

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. Septic tank drainage. Solid fuel heating.

LOCAL AUTHORITY

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

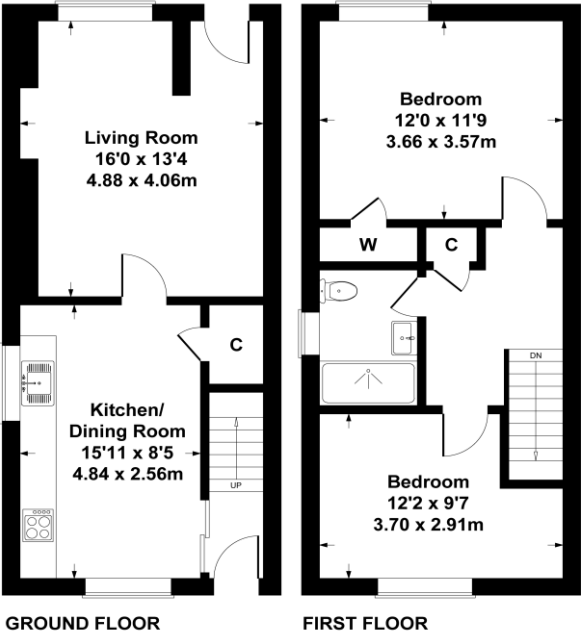
LOCAL PLANNING AUTHORITY

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



1 Simonstone, Simonstone, Hawes

Approximate gross internal area
80 sq m - 861 sq ft



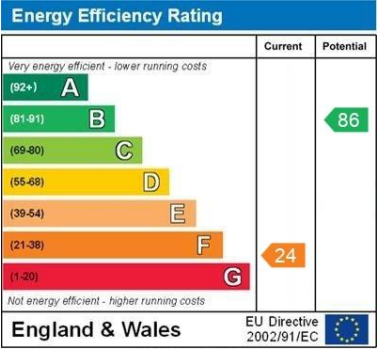
GROUND FLOOR

FIRST FLOOR

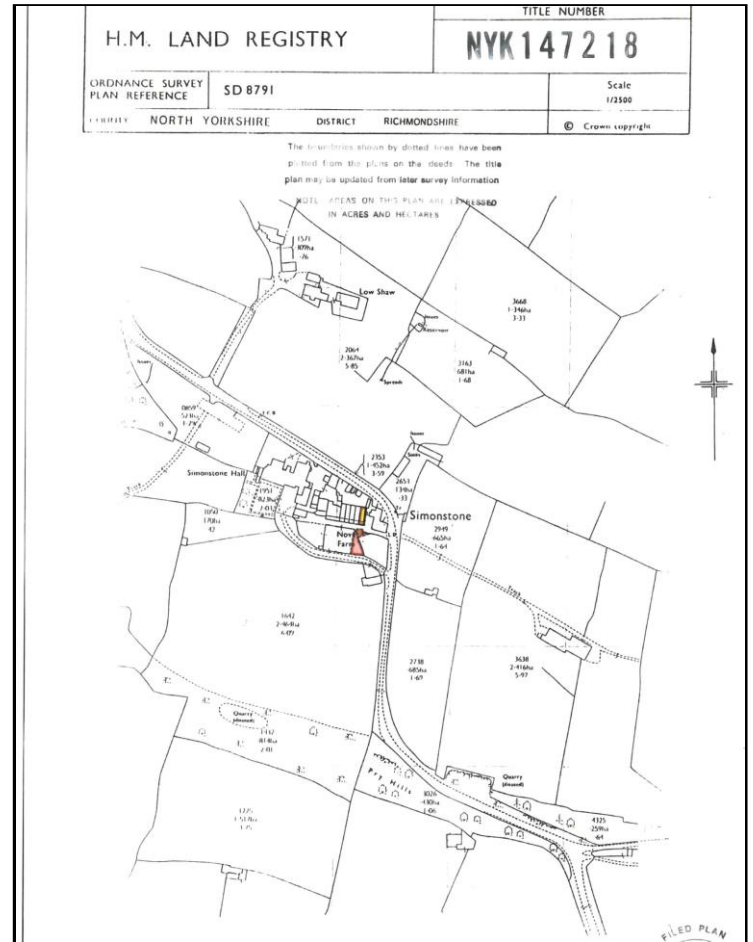
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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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