



Cat Hole House

Thwaite, Richmond, North Yorkshire, DL11 6DR



Robin Jessop

A CHARMING DOUBLE FRONTED DETACHED COTTAGE SITUATED IN THE SMALL RURAL VILLAGE OF THWAITE

- Double Fronted Detached Stone Cottage
- Three Bedrooms & Two Reception Rooms
- Character Features Throughout
- Rural Village Location in the heart of Swaledale
- Ideal Full Time Home, Holiday Home or Holiday Let
- Guide Price: £280,000 - £300,000

SITUATION

Muker 1 mile. Hawes 6 miles. Reeth 10 miles. Kirkby Stephen 13 miles. Richmond 22 miles (all distances approximate).

Cat Hole House is pleasantly situated in the small rural village of Thwaite, in the heart of Swaledale. The village is located on "The Pennine Way" and "The James Herriot Way" with the Coast to Coast route nearby. There is an excellent selection of local amenities, ensuring a thriving village community.

The location is also within reasonable commuting distance of several local market towns including Hawes, Kirkby Stephen, Richmond and Leyburn.

DESCRIPTION

Cat Hole House is an attractive double fronted, detached house which stands pleasantly in the village of Thwaite. The property is full of character with exposed stone features, fireplaces, exposed floorboards and beams and is also fully double glazed. The property has electric underfloor heating to the ground floor, the bathroom and shower room.

The property is entered into the living room which has a stone flagged floor, beamed ceiling and a cast iron range with open fire. To the right is the kitchen which has a tiled floor and range of fitted wooden units complemented by stainless steel worktops and a slimline dishwasher. There is space for a freestanding LPG cooker. Just off the kitchen is a dining area with an exposed stone wall and the plumbing for a washing machine.

Completing the ground floor is a snug which is used as a home office and pantry and features a multi-fuel stove. There is also a useful cellar.

To the first floor there are three double bedrooms and a house shower bathroom with WC, basin and rolltop bath.



Externally the property has a small flagged courtyard garden with ample space for a bistro set and potted plants. There is also a useful stone outbuilding providing excellent storage or could be used as a small workshop if required.

Overall, Cat Hole House will make an excellent full time, holiday home or holiday let in the Yorkshire Dales.

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.

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FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band B.

SERVICES

Mains electricity. Mains water. Mains drainage. Broadband connection available.

LOCAL AUTHORITY

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

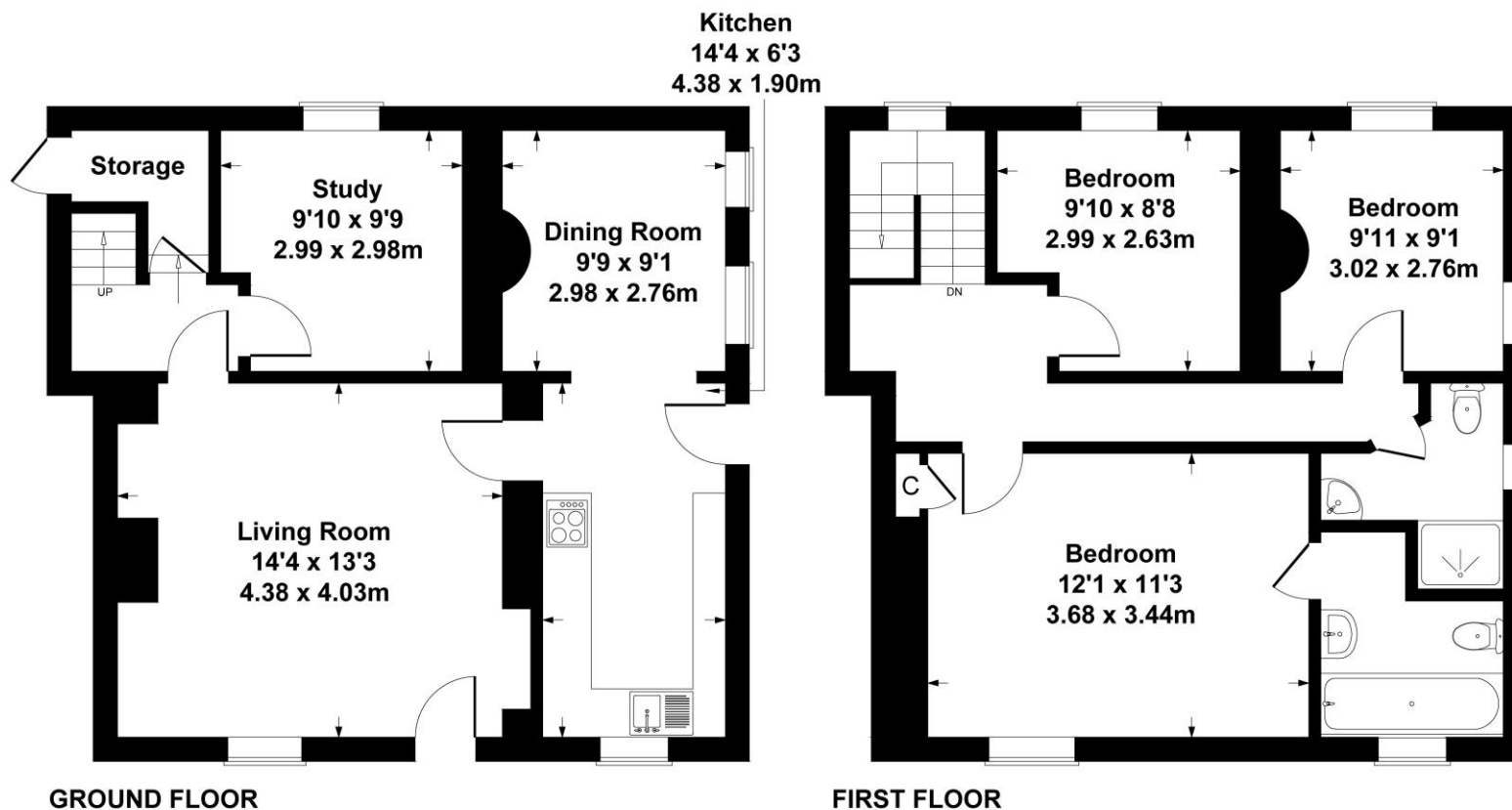
LOCAL PLANNING AUTHORITY

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



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Approximate gross internal area
House 116 sq m - 1249 sq ft



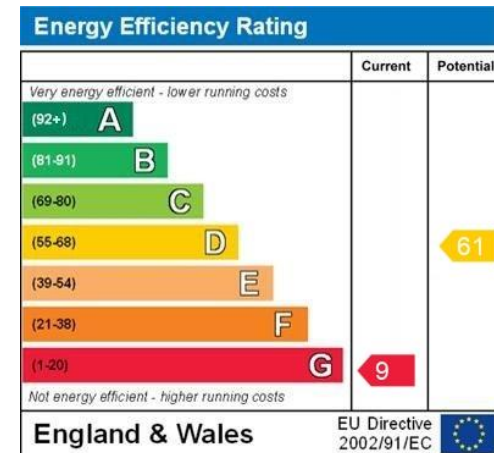
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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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