



**CARVERS**  
SALES & LETTINGS

Blades Cottage  
Aysgarth, Leyburn, DL8 3AJ  
Price £450,000

House - End Terrace



Where to begin? Offered CHAIN FREE is this wonderful end terrace cottage in the picturesque village of Aysgarth in the heart of the Yorkshire Dales. Packed with period features, offering spectacular views over the adjacent valley and sitting on a generous wooded plot of approximately half an acre this property must be seen to be appreciated. Internal accommodation consists of an entrance porch, spacious living room with amazing views, timber beams and cosy log burner, dining room, kitchen and utility/WC to the ground floor. The first floor of the cottage holds three bedrooms and a house bathroom. The property also comes complete with a large garage and workshop with accommodation above, previously having been used as a standalone dwelling. This could be ideal for use as an annexe or air B+B subject to conversion and permissions. The property sits on a spacious, walled-in plot with ample garden, patio and a tranquil copse area. Ample off street parking completes the property. Ideally located, this could be the perfect opportunity to craft a stunning rural retreat. EPC rating TBC, North Yorkshire Council tax band E.



- CHAIN FREE
- End Terrace Cottage and Detached Garage with Flat
- Spacious 0.5 acre Plot with Orchard
- Period Features Throughout
- Incredible Dales Views
- Wide Range of Uses and Layouts
- Stone Built

### Buyer Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

### General Paragraph

Tenure: Freehold

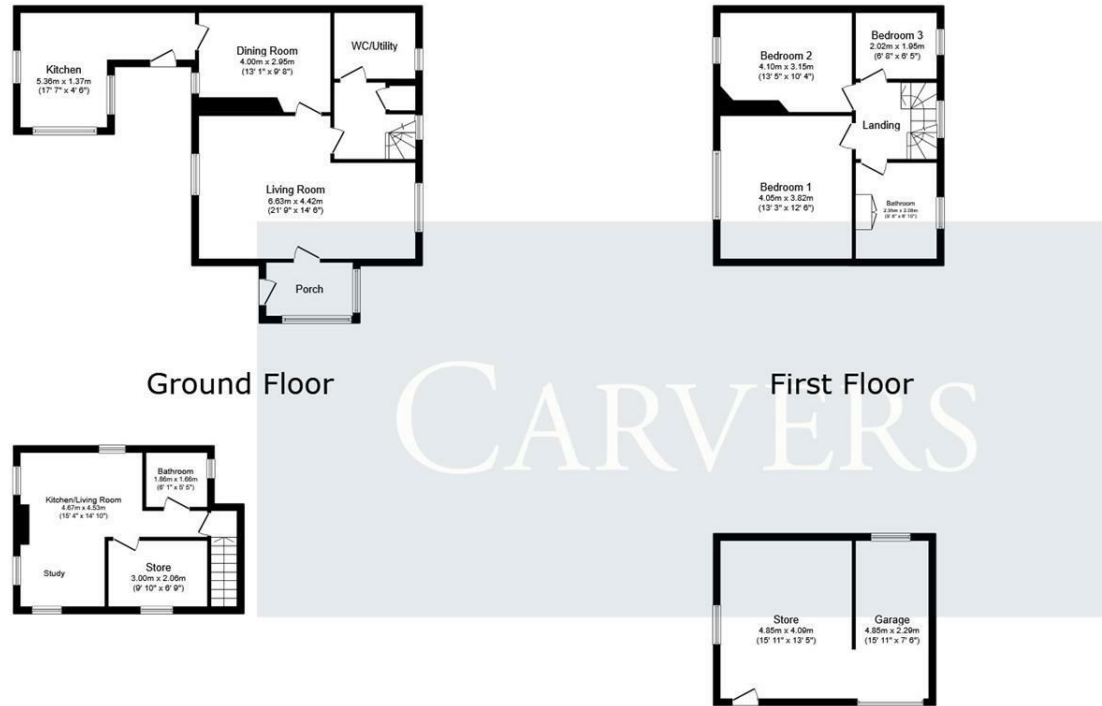
Services: Oil central heating, mains electric, water and drainage.

Local Authority: North Yorkshire County Council (Tax Banding E)

### Property Size Reference

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)





CARVERS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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	

Property size taken from EPC  
1496.00 sq ft

Outbuilding First Floor

Outbuilding Ground Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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 There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.  
 The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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