



Strawbeck Muker, DL11 6QG
Offers over £325,000



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Very Desirable 4 Bedroom Cottage in the heart of the beautiful Yorkshire Dales. For Sale with NO ONWARD CHAIN. NB: Currently Swaledale Woollens with Full Planning Permission has been granted for change of use from shop with flat above to a single dwelling: Ref: R/06/36H 20th October 2025. The accommodation could provide a 7.98m x 3.82m (26'2" x 12'6") SITTING/DINING ROOM, OFFICE, KITCHEN, UTILITY & WASHROOM/WC; 4 BEDROOMS & BATH/SHOWER ROOM. UPVC Double-Glazing & Oil Central Heating. Stone-flagged Patio & small rear Area. ESSENTIAL VIEWING...!!

MUKER has changed little over time & is one of the area's most popular destinations.

The scenery is SPECTACULAR & there are amazing places to explore: the drive over the famous Buttertubs Pass & renown walks to suit all: Alf White's (James Herriot's) favourite walk on nearby Kisdon Hill & Black Hill, The Coast to Coast, the Pennine Way & the Herriot Way - plus great cycling. Muker is famous for its internationally important species-rich hay meadows, now designated a Site of Special Scientific Interest (SSSI) NB: Muker is pronounced 'MEW-ker'.

SITTING/DINING ROOM 7.98m x 3.82m (26'2" x 12'6")

(Currently the shop with potential to extend – See floor plan). Feature cast fireplace, ceiling beams, shelved nooks & exposed stonework. 2 UPVC double-glazed sash windows to front, closed doorway to REAR HALL & door to:

KITCHEN 3.21m x 2.60m (10'6" x 8'6")

(Currently the office) Ceiling beam, UPVC double-glazed sash window & door to side, doors to INNER HALL &:

WASHROOM/WC 1.57m min x 1.31m (5'1" min x 4'3")

Washbasin, WC & window to rear.

UTILITY ROOM 2.64m x 2.56m (8'7" x 8'4")

(Currently a storeroom) Ceiling beams & exposed ceiling timbers. 2 UPVC double-glazed windows to side.

INNER HALL

Staircase to first floor with sizeable storage area under & doorway to:

OFFICE 2.66m x 2.09m (8'8" x 6'10")

(Currently a storeroom) UPVC double-glazed window to rear.

FIRST FLOOR Half LANDING

UPVC double-glazed door to outside.

FIRST FLOOR LANDING

BEDROOM 1. 4.20m max x 3.82m (13'9" max x 12'6")

Feature cast fireplace & UPVC double-glazed sash window to front.

BEDROOM 2. 3.82m x 3.21m (12'6" x 10'6")

Feature cast fireplace, shelved nook & UPVC double-glazed sash window to front.

BEDROOM 4. 2.66m x 2.14m (8'8" x 7'0")

(Currently a kitchen) Fine rear views.

INNER LANDING

Built-in double cupboard with hot-water cylinder.

BEDROOM 3. 2.76m x 2.55m (9'0" x 8'4")

Beamed ceiling & Velux window.

BATH/SHOWER ROOM 2.50m x 1.63m (8'2" x 5'4")

Contemporary suite with 'P-shaped bath' with shower-bar over, washbasin & WC. UPVC double glazed window to side.

OUTSIDE FRONT

Stone-flagged patio area with low stone boundary wall & flower/shrub borders. Side access to:

OUTSIDE REAR

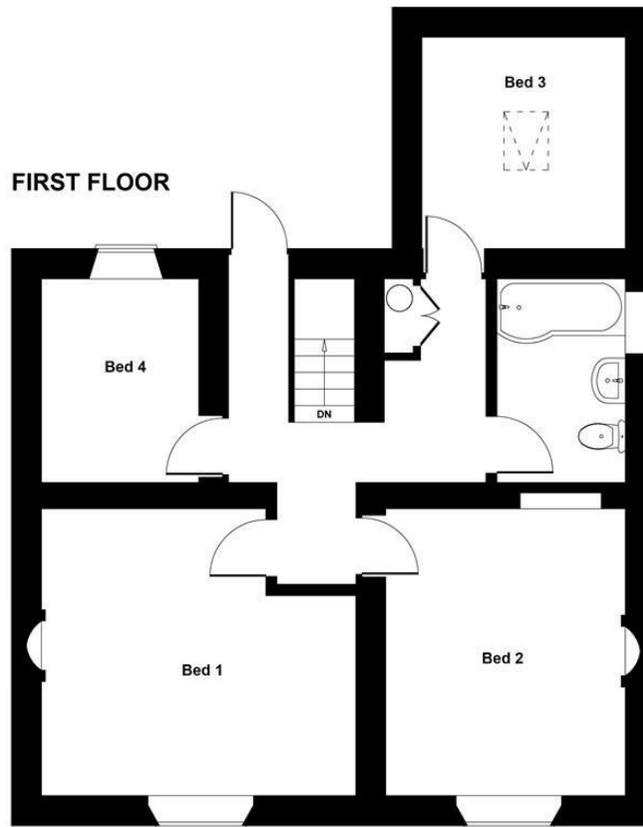
Small gravelled area with great views & oil boiler.

NOTES

- (1) Freehold
- (2) Council Tax Band: TBC - Apartment currently Band A
- (3) EPC: TBC
- (4) Shared side access.



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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.
 Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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