





THE OLD WOOL SHOP

REDMIRE, WENSLEYDALE, DL8 4ED

£350,000

FREEHOLD

A Superb End Terraced Character Cottage within this desirable Dales village, with lovely open south facing rear aspect across to Penhill. Established Holiday Let History. Entrance Hall, Lounge, Kitchen/Dining Room, 3 Double Bedrooms, Shower Room/WC, Bathroom/WC, South Facing Rear Garden. Oil Fired Central Heating, UPVC Double Glazing. Contents available by separate negotiation. NO FORWARD CHAIN. Rateable Value £3,600. EER D65.

NORMAN F.BROWN

Est. 1967

THE OLD WOOL SHOP

• 3 BEDROOMS • CHARACTER • VIEWS TO THE REAR • SOUTH FACING GARDEN • OIL CENTRAL HEATING • DOUBLE GLAZING • NO ONWARD CHAIN





DESCRIPTION

A Superb End Terraced Character Cottage within this desirable Dales village, with lovely open south facing rear aspect across to Penhill. Established Holiday Let History. Entrance Hall, Lounge, Kitchen/Dining Room, 3 Double Bedrooms, Shower Room/WC, Bathroom/WC, South Facing Rear Garden. Oil Fired Central Heating, UPVC Double Glazing. Contents available by separate negotiation. NO FORWARD CHAIN. Rateable Value £3,600. EER D65.

ENTRANCE HALL

Oak floor, beamed ceiling, radiator, coir doormat, cupboard containing fuse board. Timber double glazed entrance door. Pine doors to Bedroom 3, Shower Room/WC and Lounge.

BEDROOM 3

Oak boarded floor, radiator, beamed ceiling. Double glazed bay window to front with venetian blinds. Pine door to Entrance Hall.

SHOWER ROOM/WC

Wash hand basin with grey gloss cupboard below with chrome handle, low level WC, large tiled shower cubicle, electric shaver point, chrome heated towel ladder, extractor fan, ceramic tiled floor. Double glazed window to side. Pine door to Entrance Hall.

LOUNGE

Feature stone surround fireplace with VERMONT CASTINGS wood burning stove, oak boarded floor, two radiators, recess shelving, under stairs storage cupboard containing fitted washing machine, beamed ceiling, television point, telephone/Broadband point, stairs to first floor. Feature single glazed sash window to rear with shutters. Pine doors to Entrance Hall and Kitchen/Dining Room.

KITCHEN/DINING ROOM

Open beamed ceiling with spotlights, ceramic double sink unit with mixer tap, solid oak worktops, oak boarded floor, Farrow and Ball Calke Green fitted cupboards and drawers, fitted ESSE electric range with double ovens, separate warming oven and double ceramic hob with covers, extractor fan, built in dishwasher, fridge/freezer space, GRANT oil fired combi boiler, feature natural brick chimney breast, half pine panelled walls, radiator. Double glazed double doors to Rear Garden. Double glazed windows to side and rear. Pine door to Lounge.

FIRST FLOOR LANDING

Access to loft space, storage cupboard with fitted shelving. Pine doors to Bedroom 1, Bedroom 2 and Bathroom/WC.

BEDROOM 1

Radiator, built-in cupboard over the stairs with French oak doors. Double glazed window to rear with lovely view across countryside to Penhill. Pine door to Landing.

BEDROOM 2

Radiator. Double glazed window to front.

BATHROOM/WC

Pedestal wash hand basin, roll top bath with mixer tap, low level WC, half pine panelled walls, chrome heated towel ladder. Double glazed window to front. Pine door to Landing.

OUTSIDE

TO THE FRONT

There is the ability to park one vehicle without blocking the highway.

SOUTH FACING REAR GARDEN

backing onto grazing land with views across to Penhill. Light, lawn, stone flagged patio, modern plastic bunded oil tank.

SERVICES

Mains electricity, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 422529.

Local Authority - North Yorkshire Council – Tel: 0300 1312131 www.northyorks.gov.uk

Broadband and Mobile Phone Coverage – please check using this website

https://checker.ofcom.org.uk

Property Reference – 18775188

Particulars Prepared – January 2026.

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.

FREE IMPARTIAL MORTGAGE ADVICE

CALL TODAY TO ARRANGE YOUR APPOINTMENT

Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage lenders without charge or obligation.

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.

AML POLICY

AML Policy (When an offer is accepted):

In accordance with The Money Laundering Regulations 2017, we are required by law to:

- Verify the identity of all buyers
- Check the Politically Exposed Persons and
- Check the Sanctions registers.
- Verify proof of and source of funds for the purchase - What form that takes depends on your position, but we ultimately need you to provide to us (in the office or via email) evidence of the funding you have in place for the purchase price. That may include proof of deposit, an Agreement in Principle from a lender or if you are a cash buyer, a Bank Statement.

The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

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ADDITIONAL INFORMATION

Local Authority – North Yorkshire Council

Council Tax – Band Exempt

Viewings – By Appointment Only

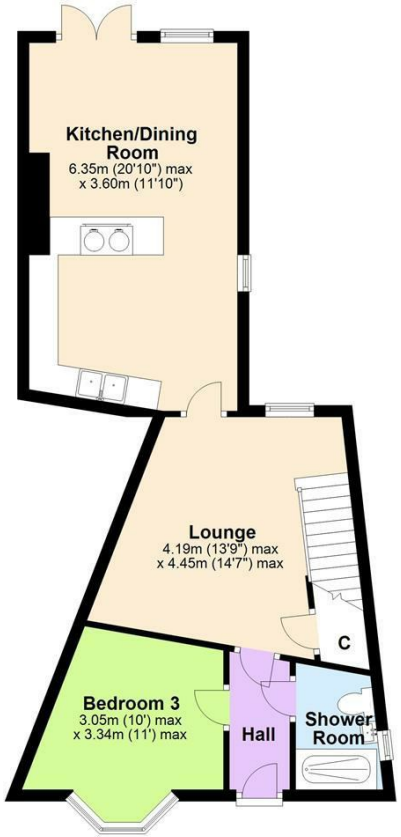
Floor Area – 837.00 sq ft

Tenure – Freehold

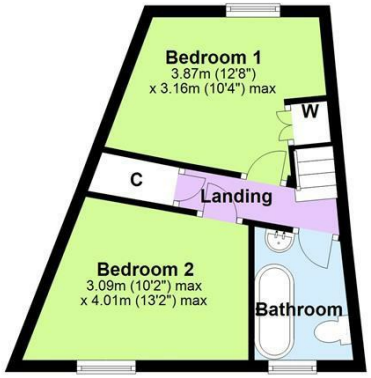




Ground Floor
Approx. 52.6 sq. metres (565.7 sq. feet)

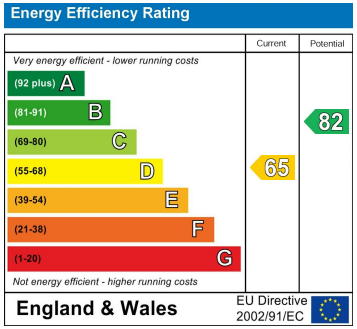


First Floor
Approx. 25.3 sq. metres (272.2 sq. feet)



Total area: approx. 77.8 sq. metres (837.8 sq. feet)





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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