

1 BRIDGE END LANGTHWAITE

1 Bridge End, Langthwaite, DL11 6RD



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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An easily manageable cottage property of great character in the heart of the Dale, retaining a wealth of original features, natural stonework and beamed ceilings, beautifully finished to a high standard with quality fittings throughout, ideal as a main or second home within the Yorkshire Dales National Park.

LIVING ROOM – KITCHEN & DINING ROOM – 2 BEDROOMS – SHOWER ROOM/WC – FRONT FORECOURT – REAR TERRACE

ELECTRIC HEATING

DOUBLE GLAZING

Price: £260,000

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The property briefly comprises.....

LIVING ROOM:
(15'1" x 11'11") With panelled entrance door, a comfortable living room having feature natural stonework and flagged floor, superb stone surround fireplace with inset cast-iron stove, beamed ceiling and shelved alcove.



KITCHEN & DINING ROOM:
(13'6" max. x 17' max.) Thoughtfully planned having **dining area**, again with feature natural stonework and stone flagged flooring, staircase to the first floor and opening to **kitchen**, fitted with range of quality modern units with hardwood worksurfaces, Belfast sink, built-in oven, hob and extractor, fridge, washing machine/dryer and french doors to the rear terrace.



LANDING:
With window to the rear.

BEDROOM 1:
(11'7" x 11'8") Enjoying open views to the front, a good-size bedroom with feature open-truss ceiling, stripped wood flooring and radiator.



BEDROOM 2:
(7'5" x 6'11") A single bedroom with window to the rear and again stripped wood flooring.

SHOWER ROOM/WC:
Fully tiled and having shower cubicle, wash-hand basin on vanity unit, high level WC and heated towel rail.



FRONT FORECOURT:
Stone-flagged front forecourt area with **store**.

Stone-flagged terrace to the rear overlooking the beck.



- Finer Information:**
- **Tenure: Leasehold** - The property is held on a long leasehold basis for a period of 2000 years from 1658.
 - **Services:** Mains electricity, water & drainage
 - **Broadband & Mobile:** Please check the Ofcom website for suppliers available.
 - **Council Tax Band:**
 - **EPC Rating:** F
 - **Heating:** Electric heating with recently installed energy efficient 'Rointe' heaters (remote controllable).
 - **Note:** Front double-glazed windows in the living room and bedroom replaced in 2026.