

Jasmine Cottage 3 West Street, Gayles, North Yorkshire, DL11 7JA

Offers over £400,000

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UNEXPECTEDLY RE-OFFERED FOR SALE:
GORGEOUS, REFURBISHED CHARACTER COTTAGE with FABULOUS VIEWS - an absolute MUST SEE. Beamed SITTING ROOM with multi-fuel stove, separate DINING ROOM, Equipped KITCHEN, GARDEN ROOM with great Views & OFFICE/BED 4 (with EN SUITE); 3 Double BEDROOMS & Large BATH/SHOWER ROOM. Enclosed GARDEN with Shed & Greenhouse/Potting Shed. AN ABSOLUTE GEM, Refurbished by the current owners over 6 years:
Including NEW roof & loft insulation (circa £9,500), NEW Wren Kitchen & all Appliances (Circa £15,500), Lofts Re-insulated (Circa £9,600), NEW stone/UPVC Garden Room with insulated solid roof (£15,500), NEW Bath/Shower Room (Circa £9,500), NEW (front) Windows replaced with high performance UPVC double-glazed sliding sash units (Circa £7,500), etc.

Gayles is an attractive rural Conservation Area village (with a Bus Stop) about 2 miles from RAVENSWORTH (Primary School, The Bay Horse Pub, nearby Farm Shop & Village Hall). Shoulder Of Mutton at Kirby Hill about 1-mile, Historic RICHMOND about 6 miles, 9 from BARNARD CASTLE & 16 miles from DARLINGTON (LONDON Kings Cross about 2 hours 20 minutes; A66 about 3 miles, A1(M) at Scotch Corner about 7 miles. The unspoilt Teesdale countryside (Area of Outstanding Natural Beauty) & the Yorkshire Dales National Park are readily accessible.

HALL
Limestone flooring & staircase to first floor.

SITTING ROOM 5.09m max x 3.51m (16'8" max x 11'6")
A lovely room with a stone fireplace with multi-fuel stove & heavy Oak mantle, beamed ceiling & built-in bookcase. 2 recessed UPVC double-glazed sash windows to front overlooking the green & door to:

OFFICE/BEDROOM 4. 3.26m x 2.38m (10'8" x 7'9")
A tranquil study area with beamed ceiling & 2 recessed UPVC double-glazed windows to rear. Door to:

EN SUITE SHOWER ROOM 2.29m x 1.48m (7'6" x 4'10")
Shower cubicle, washbasin & WC. 'Onyx' floor tiling & down-lighting.

DINING ROOM 4.34m x 3.56m (14'2" x 11'8")
Eye-catching with Limestone flooring & stone fireplace with heavy Oak mantle, beamed ceiling & built-in shelved cupboard. Recessed UPVC double-glazed sash window to front overlooking the green. Open to useful deep under stair store area & doorway to:

KITCHEN (VIEWS) 5.19m x 2.41m (17'0" x 7'10")
NEW Wren Kitchen & all Appliances (Circa £15,500): Wall & floor units including 2 rotary units with quartz worktops & inset Belfast sink. Integrated Bosch electric oven/grill/microwave & Bosch induction hob with extractor over, integrated fridge, freezer, dishwasher & washing machine. Limestone flooring, beamed ceiling, 2 UPVC double-glazed windows to rear with fine views & door to:

GARDEN ROOM (VIEWS) 2.55m into sill x 2.04m into sills (8'4" into sill x 6'8" into sills)
NEW stone & UPVC double-glazed & with insulated solid roof - cost circa £15,500. Light point & UPVC double-glazed to rear garden with lovely views.

FIRST FLOOR LANDING
Light-tube & loft access.

READING AREA (VIEWS) 2.38m max x 1.70m (7'9" max x 5'6")
UPVC double-glazed window to rear with fine views.

Double BEDROOM 1. 5.34m x 3.56m (17'6" x 11'8")
Including built-in full width wardrobes with panelled doors, feature fireplace with cast grate, Pine floor & beamed ceiling. Recessed UPVC double-glazed sash window to front overlooking the green.

Double BEDROOM 2. 4.24m x 3.56m (13'10" x 11'8")
Plus walk-in wardrobe-cupboard with light point. Feature fireplace with cast grate, Pine floor & beamed ceiling. Recessed UPVC double-glazed sash window to front overlooking the green.

Double BEDROOM 3. 4.78m max x 3.56m (15'8" max x 11'8")
Pine floor & beamed ceiling. Recessed UPVC double-glazed sash window to rear with great views.

Large BATH/SHOWER ROOM 3.42m min x 2.38m (11'2" min x 7'9")
(Circa £9,500) Claw-foot bath, separate shower cubicle, washbasin & WC. 'Oak' finish flooring, dado panelling & down-lighting. UPVC double-glazed sash window to rear with great views.

OUTSIDE FRONT
Low stone boundary wall & flagged sitting area with shrub planting. Neighbouring side access with 2 NETTIES (Store sheds) & legal right of way to the rear garden.
Adjacent to the front door there is a larger communal green area with parking facilities for multiple cars.

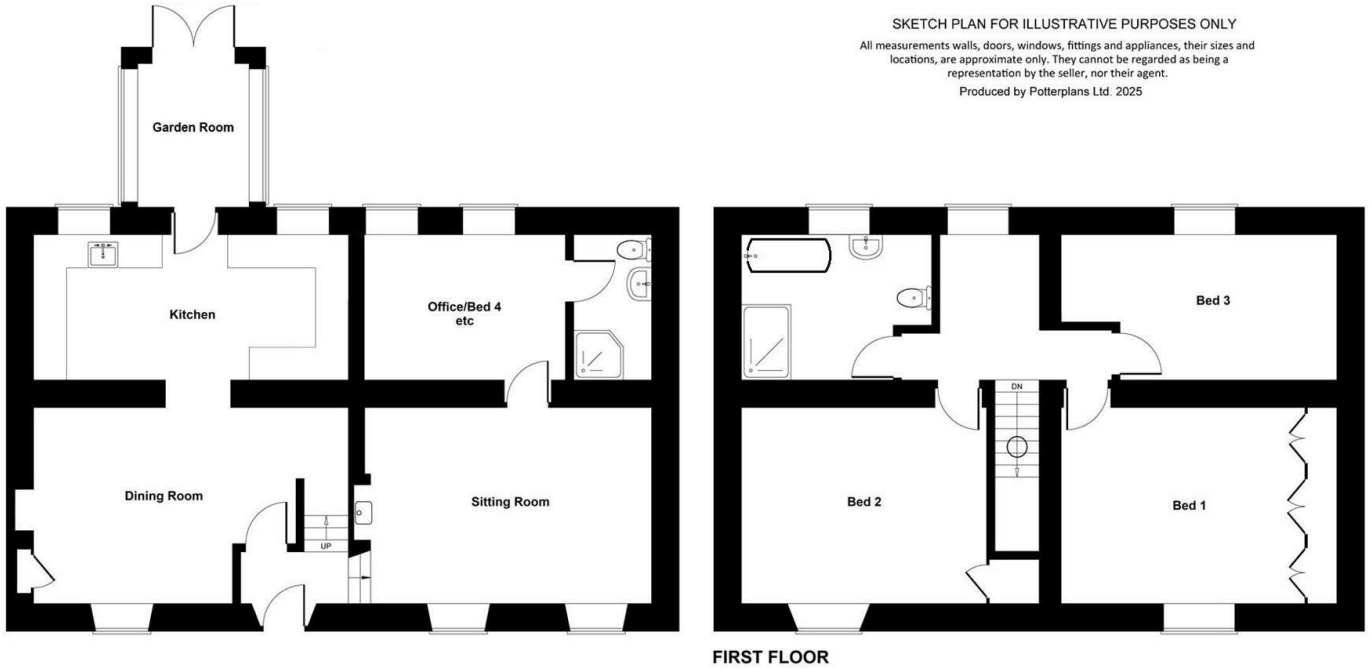
Enclosed REAR GARDEN (VIEWS)
All-year-colour West facing garden with lawn, flagged patio, flower/shrub borders, Shed & Greenhouse/Potting Shed. The garden overlooks grazing land with gently rolling countryside beyond.

NOTES
(1) Freehold
(2) Council Tax Band: B
(3) EPC: 60-D
(4) Services: Mains water, electricity & drainage
(5) Oil Central Heating
(6) Rural Wi-Fi broadband installed (Av 28 MBps)





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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

FIRST FLOOR

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	


Duck or Grouse





