



## NETTLEBED HOUSE

NR LOW ROW, SWALEDALE, DL11 6NJ

**£500,000**  
**FREEHOLD**

A Superb Detached Grade II Listed Cottage of Character enjoying a private one acre site with panoramic views across Swaledale, within the heart of the Yorkshire Dales. Lounge, Kitchen/Dining Room, Pantry, 3 Double Bedrooms, Bathroom/WC, Ample Parking, Garden and Hillside Garth, Two Attached Stores, Oil Fired Central Heating. EER E40. NO ONWARD CHAIN.

**NORMAN F. BROWN**

Est. 1967

# NETTLEBED HOUSE

- CHARACTER PROPERTY • 3 DOUBLE BEDROOMS • ONE ACRE SITE • PANORAMIC VIEWS OVER SWALEDALE • QUIET LOCATION • OIL CENTRAL HEATING • ESTABLISHED HOLIDAY LET HISTORY • NO ONWARD CHAIN



## DESCRIPTION

A Superb Detached Grade II Listed Cottage of Character enjoying a private one acre site with panoramic views across Swaledale, within the heart of the Yorkshire Dales. Lounge, Kitchen/Dining Room, Pantry, 3 Double Bedrooms, Bathroom/WC, Ample Parking, Garden and Hillside Garth, Two Attached Stores, Oil Fired Central Heating. EER E40. NO ONWARD CHAIN.

## LOUNGE

Beamed ceiling, feature stone surround fireplace with cast iron range, chrome antique style radiator, stone flagged floor. Sash window to front. Entrance door to Front. Doors to Kitchen/Dining Room and Inner Hall.

## KITCHEN/DINING ROOM

Beamed ceiling, tiled surrounds, ceramic sink unit with chrome mixer tap, sage green cupboards and drawers, oak work tops, RAYBURN with double electric ovens, twin hot plate and central heating boiler, built in dishwasher, built in fridge, chrome antique style radiator, stone flagged floor. Sash windows to front and rear. Door to Lounge.

## INNER HALLWAY

Stone steps leading upstairs. Window to rear. Doors to Pantry and to Lounge.

## PANTRY

Feature ceiling beam and stone shelving, fridge/freezer space, loft hatch, stone flagged floor. Window to rear. Door to Inner Hallway.

## LANDING

Doors to Bedrooms and Bathroom.

## BEDROOM 1

Open beamed ceiling, pine boarded floor, radiator. Sash window to front. Glazed external door to side with wooden outer double doors and stone steps down to garden. Door to Landing.

## BEDROOM 2

Loft hatch, radiator. Internal high level window to Bathroom. Sash window to front. Door to Landing.

## BEDROOM 3

Feature stone surround fireplace with cast iron grate, loft hatch, airing cupboard containing hot water cylinder, radiator. Sash window to front with stone sill. Door to Landing.

## BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, roll top bath with electric shower over and curtain and rail, extractor fan, wc, ceramic tiled floor, ceiling halogens, radiator. Internal high level window to Bedroom 2. Door to Landing.

## OUTSIDE

The total site area is around one acre and is approached by a gravel track

from the road between Gunnerside and Crackpot.

Right hand attached store

Beamed ceiling, ceramic sink unit with hot and cold taps, light, double power socket, stone flagged floor, cupboard containing water filter equipment.

Left hand attached store

Light, double doors to rear, door to front.

South Facing Front Garden

Enclosed by dry stone walls comprising lawn, small stone store, further hillside garth with small stream.

Rear Garden

Lawn bordered by post and wire fencing, plastic oil tank.

## SERVICES

Mains electricity. Spring fed water. Septic tank drainage. Oil central heating.

## GRADE II LISTED

Nettlebed House and byre - II Farmhouse and byre under 1 roof. Probably late C18. Rubble with crude quoins, stone slate roof. 2 storeys, with stair turret and single-storey outshut to rear. House has 2 first floor windows. C20 4-panel door to right. Ground floor windows under large lintels, both containing 4-pane sashes, that to left partly infilled. First floor windows have slab lintels and reveals, with unequally-hung sashes with glazing bars. 2 end and 1 central stacks. Rear: central stair turret contains 2 very small windows, 1 blocked. Interior: large fireplace in centre right, stairs in turret. Byre added on left, not of special interest. In 1795 a building called Nettlebed House, probably this one, was pulled down and rebuilt by Richard Garth (Raistrick). A Raistrick, Buildings in the Yorkshire Dales.

## DIRECTIONS

The property is on the south side of the Swale valley between the village of Gunnerside and the hamlet of Crackpot.

Having turned off the tarmac road (to the south of the road and through a metal gate), the property is reached after a short distance up a gravel track.

The postcode is DL11 6NJ

The What3words location is completed.spine.albums

Distances to Reeth 6 miles, Hawes 12 miles, Leyburn 14 miles, Richmond 17 miles.

## GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 207896.

Local Authority - North Yorkshire Council – Tel: 0300 1312131  
[www.northyorks.gov.uk](http://www.northyorks.gov.uk)

Broadband and Mobile Phone Coverage – please check using this website  
<https://checker.ofcom.org.uk>

Property Reference – 18757237

Particulars Prepared – March 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.

# NETTLEBED HOUSE







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### ADDITIONAL INFORMATION

**Local Authority** – North Yorkshire Council

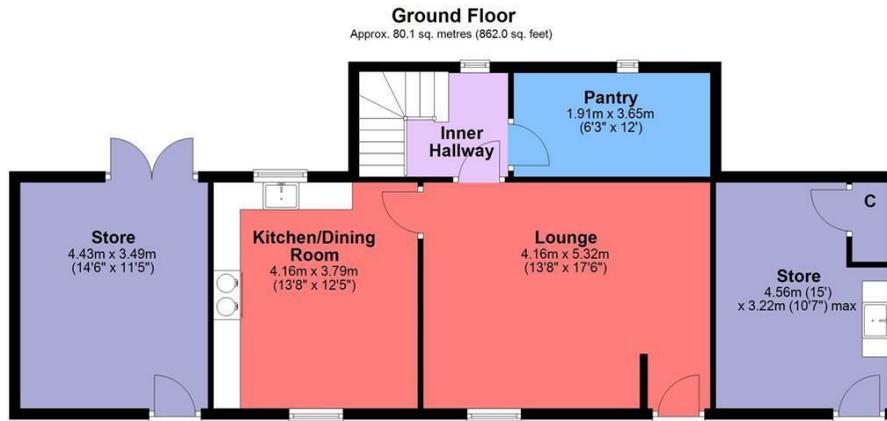
**Council Tax** – Band Exempt

**Viewings** – By Appointment Only

**Floor Area** – 1499.00 sq ft

**Tenure** – Freehold





Total area: approx. 139.3 sq. metres (1499.2 sq. feet)



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | 84        |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  | 40                      |           |
| (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 |           |

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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**NORMAN F. BROWN**

Est. 1967