



Hillcroft, Langthwaite

Offers in the Region of £260,000

Sitting close to the centre of the very popular Upper Dales village of Langthwaite, Hillcroft is a beautifully presented character cottage which has been fully refurbished to the highest of standards resulting in a first class property. With garden and a garage it will certainly appeal to a range of buyers. To the ground floor there is a living room, a quality fitted kitchen and a modern shower room, with the first floor having three bedrooms. Externally there is a garage, a parking space and the well tended gardens that provide stunning views over the surrounding countryside. Being offered to the market CHAIN FREE, an early inspection is strongly recommended!

21 Market Place, Richmond, North Yorkshire, DL10 4QG

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Sitting close to the centre of the very popular Upper Dales village of Langthwaite, Hillcroft is a beautifully presented character cottage which has been fully refurbished to the highest of standards resulting in a first class property. With a large garden and a garage it will certainly appeal to a range of buyers. To the ground floor there is a living room, a quality fitted kitchen and a modern shower room, with the first floor having three bedrooms. Externally there is a garage, a parking space and well tended gardens that provide stunning views over the surrounding countryside. Being offered to the market CHAIN FREE, an early inspection is strongly recommended!

Living Room:

5.09m x 3.36m

A lovely room with a beamed ceiling which is set around an open fireplace with feature stone detailing and an oak surround.



There is a useful storage cupboard, two upvc double glazed windows, space for a dining table, a TV point, a night storage heater, a upvc door to the front of the property and a set of stone stairs to the first floor.



Kitchen:

3.87m x 1.93m

A modern kitchen which is fitted with a range of quality wall and base units with soft close fittings and polished limestone countertops. Integrated into the units are a Neff electric hob and oven with a contemporary extractor over, a dishwasher, a washing machine, a fridge and a freezer.



There is under floor heating, and electric heater and a upvc double glazed window.



Shower Room:

1.63m x 1.62m

The very well appointed shower room is fitted with a WC, a wash hand basin and a generous shower enclosure with an Aqualisa electric shower. There is under floor heating and a heated towel rail.



Lobby:

With a upvc door to the front of the property, a modern electric heater and stairs to the first floor.

Bedroom 1:

5.83m x 3.47m

A generous double bedroom which features an original fireplace, a night storage heater, a upvc double glazed window to the rear and one to the front giving moorland views.



Bedroom 2:

3.76m x 1.99m

A double bedroom with a night storage heater and a upvc double glazed window to the front.



Bedroom 3/Study:

2.04m x 1.88m

Currently used as a home office, but also useful as a third bedroom, there is a night storage heater and a upvc double glazed window to the rear.



External

Hillcroft sits just off the centre of this popular village and has the benefit of a garden, a parking space and a garage.

The mature gardens extend to approximately 0.24 acres, are well maintained and feature a number of seating areas and a summerhouse with power connected that stands on a terrace giving far reaching views over surrounding countryside. There is the option, subject to negotiation, to purchase the cottage without the main garden if it is not required.



The **Garage/Workshop** (4.64m x 3.10m) features a pair of timber doors to the front, two windows, a maintenance pit and has both power and light connected. To the rear of the garage there is a store which is currently used for storing logs.

To the side of the garage there is a parking space for one car. Adjacent to the parking space there is a useful coal store.

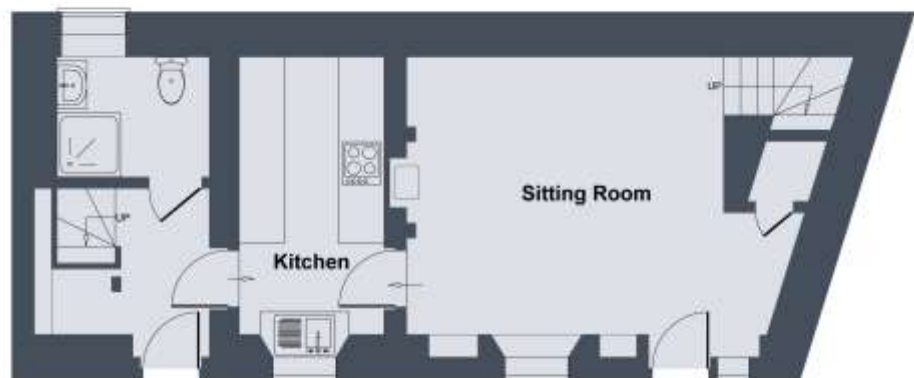
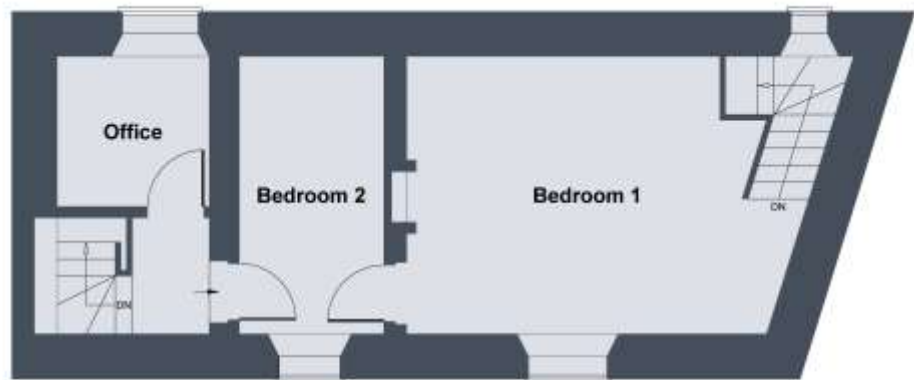
Additional Information:

The postcode is DL11 6RE and the Council Tax Band is C. The property is freehold, with the garage and parking area being leasehold with 1,632 years remaining. An Absolute Leasehold Title was applied for by the current owners which comes into effect in 2028. This is the most secure form of legal ownership.

The property is being sold CHAIN FREE and the owners would be open to selling fixtures and fittings under separate negotiation.



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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.

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