



GREEN HEAD COTTAGE

MARSETT, NR BAINBRIDGE, DL8 3DG

£600,000
FREEHOLD

A Spacious Detached Cottage of real character enjoying a private half acre site within the beautiful Raydale valley in the heart of the Yorkshire Dales, close to Lake Semerwater, Bainbridge and Hawes. Reception Hall, Lounge, Sitting Room, Dining Room with Entrance Porch, Kitchen/Breakfast Room, Large Utility Room, Shower Room/WC, 4 Double Bedrooms, En-Suite Bathroom/WC, Family Bathroom/WC, Parking, Large Gardens and Small Paddock, Attached Store, Oil Fired Central Heating, Double Glazing, Timber Workshop. Council Tax Band F. EER E41.

NORMAN F. BROWN

Est. 1967

GREEN HEAD COTTAGE

- SPACIOUS DETACHED CHARACTER PROPERTY • 4 DOUBLE BEDROOMS • PRIVATE HALF ACRE SITE • BEAUTIFUL YORKSHIRE DALES SETTING • CLOSE TO HAWES



DESCRIPTION

A Spacious Detached Cottage of real character enjoying a private half acre site within the beautiful Raydale valley in the heart of the Yorkshire Dales, close to Lake Semerwater, Bainbridge and Hawes. Reception Hall, Lounge, Sitting Room, Dining Room with Entrance Porch, Kitchen/Breakfast Room, Large Utility Room, Shower Room/WC, 4 Double Bedrooms, En-Suite Bathroom/WC, Family Bathroom/WC, Parking, Large Gardens and Small Paddock, Attached Store, Oil Fired Central Heating, Double Glazing, Timber Workshop. Council Tax Band F. EER E41.

THE PROPERTY

Green Head Cottage is peacefully situated in its own grounds with wonderful views on all sides. It is rich in character features, including exposed beams on both floors, a woodburner in the Lounge and a full open-fire range in the Dining Room.

Served by two separate heating systems, the property could easily be split into a comfortable three-bedroom main residence with separate one-bedroom annex for multi-generational living or holiday rental. Full "fibre to the property" is connected, offering ultrafast speeds of up to 1800 Mbps.

The area is rich in wildlife including red squirrel, curlew, lapwing, and is opposite Marsett Rigg SSSI, with its native meadow plants including orchids. There is beautiful walking straight from the door and the area is extremely popular with cyclists.

RECEPTION HALL

Open beamed ceiling, stone flagged floor, natural stone wall with recesses, radiator. Double glazed window to side. Double glazed entrance door to side. Door to Lounge.

LOUNGE

Beamed ceiling, stone surround fireplace with wood burning stove and original cast iron range, natural stone wall, 2 radiators, stone stairs leading to Bedroom 1. Double glazed windows to front and rear. Single glazed entrance door to front garden. Doors to Reception Hall and Sitting Room. 100% wool carpet (fitted November 2023).

SITTING ROOM

Coving, dado rail, beech wood flooring, coal effect Calor gas stove with stone hearth, 2 radiators. Double glazed windows to front and rear. Double glazed double doors to front garden. Doors to Dining Room and Lounge.

DINING ROOM

Beamed ceiling, stone surround fireplace with original cast iron range, dado rail, radiator, understairs storage cupboard, stone stairs to Landing. Single glazed windows to front. Single glazed door to Entrance Porch. Door to Sitting Room. Doorway to Kitchen/Breakfast Room. 100% wool carpet (fitted November 2023).

ENTRANCE PORCH

Stone flagged floor, natural stone walls. Single glazed windows to sides. Single glazed entrance door to front garden. Single glazed door to Dining Room.

KITCHEN/BREAKFAST ROOM

Beamed ceiling, tiled surrounds, ceramic sink unit with mixer tap, cream cupboards and drawers, laminate work surfaces, fitted BELLING range cooker with double electric ovens, separate grill, 4 ring Calor gas hob and ceramic hot plate, plumbing for dishwasher, quarry tiled floor, radiator. Single glazed windows to front. Double glazed window to side. Door to Utility Room. Doorway to Dining Room.

UTILITY ROOM

Beamed ceiling, tiled surrounds, ceramic 'Belfast' sink unit, laminate work surfaces, fridge/freezer space, plumbing for washing machine and tumble dryer, quarry tiled floor, radiator. Double glazed windows to side and rear. Single glazed stable door to Boot Room and Kitchen/Breakfast Room. Doors to Shower Room/WC and Pantry Cupboard.

PANTRY CUPBOARD

Fitted shelves. Door to Utility Room.

SHOWER ROOM

Beamed ceiling, tiled surrounds, hand wash basin, shower cubicle with electric shower, WC, wall mounted electric heater, radiator, quarry tiled floor. Double glazed window to side. Door to Utility Room.

REAR PORCH

Stone flagged floor. Single glazed window to rear. Single glazed stable door to Rear Garden. Single glazed door to Utility Room.

LANDING

Radiator, access to insulated loft space. Single glazed windows to rear. Doors to Bedroom 2, Bedroom 3, Bedroom 4 and Family Bathroom. Doorway to Attic Store. 100% wool carpet (fitted November 2023).

BEDROOM 1

Open beamed ceiling, pine boarded floor, 3 radiators. Double glazed windows to front. Doors to En-Suite Bathroom and Bedroom 2 (that door is not presently used). Comfortably accommodates a super-king sized bed.

EN-SUITE BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, panelled bath with shower attachment, WC, built in cupboard, pine boarded floor, radiator, airing cupboard with insulated hot water cylinder and immersion heater. Double glazed window to rear. Door to Bedroom 1.

BEDROOM 2

Open beamed ceiling, large built in wardrobe, 2 radiators. Dual aspect with double glazed windows to front and rear including window seat to front. Doors to Landing and Bedroom 1 (that door is not presently used). Comfortably accommodates a super-king sized bed.

BEDROOM 3

Dado rail, radiator. Single glazed window to front. Door to Landing. Currently contains twin beds. 100% wool carpet (fitted November 2023).

BEDROOM 4

Radiator, airing cupboard with insulated hot water cylinder and immersion heater, access to insulated loft space. Single glazed window to front. Door to Landing. Currently contains king-size double bed. 100% wool carpet (fitted November 2023).

FAMILY BATHROOM/WC

Tiled surrounds, wash hand basin in vanity unit, panelled bath with shower over and extended glass screen, WC, pine boarded floor, radiator. Double glazed window to side. Door to Landing.

ATTIC STORE

Restricted headroom. Single glazed window to side. Doorway to Landing.

OUTSIDE

The total site area is around half an acre and is surrounded by dry stone walls and

comprises:

Five bar gate leading to gravelled parking area

Front Gardens

Lawn, flower beds, (established rose, vine and wisteria adorn the house) outside courtesy lights, space for breakfast table, pedestrian gate to footpath along Marsett Beck.

Rear garden

Comprising: lawn, well stocked flower beds, ornamental trees, timber garden shed, larger timber store/workshop with power connected, dining area, wood store, oil tank (screened), pedestrian gate to Marsett common land.

Paddock

Comprising: Mainly stocked with meadow plants and grasses, garth with raised beds, small orchard area with second plastic oil tank, oil-fired boiler in metal casing, wood store, pig sty, composting receptacles, pedestrian gate to footpath.

SERVICES

Mains electricity and water. Septic tank drainage. The central heating is by way of two oil fired boilers.

DIRECTIONS

The property is just to the north of the village of Marsett and is approximately 4 miles from Bainbridge and 6 miles from Hawes. Having proceeded along the road to Marsett, turn right just before you reach the village sign for Marsett and a small bridge, there is a sign saying Green Head Cottage. Ignore the right hand turn just before the correct turn. The property is reached after a short distance down a gravel/grass track.

The postcode is DL8 3DG

The What3words location is sides.social.lamenting

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 179122.

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 – 17636886

Particulars Prepared – May 2024.

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.

GREEN HEAD COTTAGE







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ADDITIONAL INFORMATION

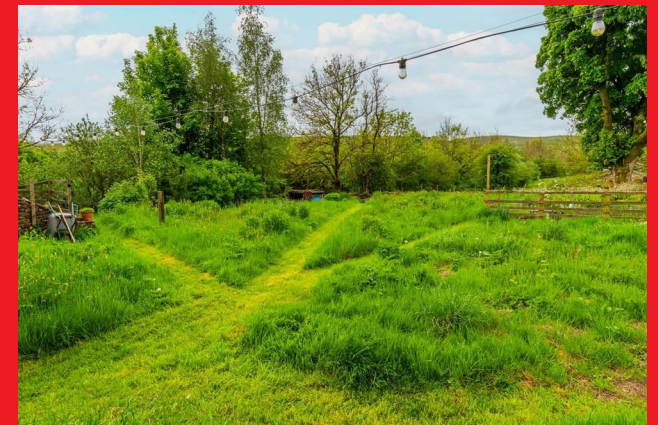
Local Authority – North Yorkshire Council

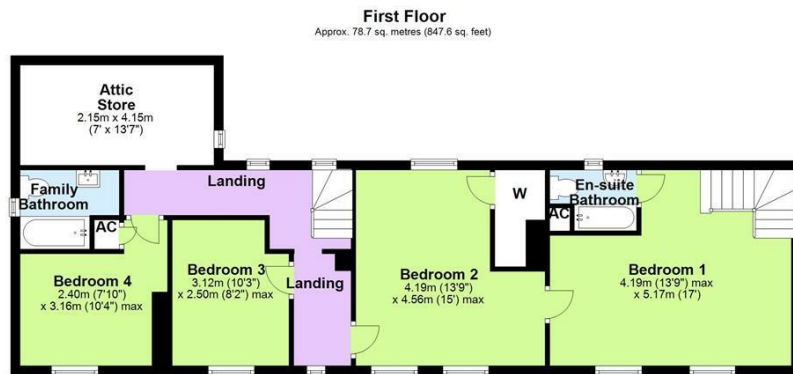
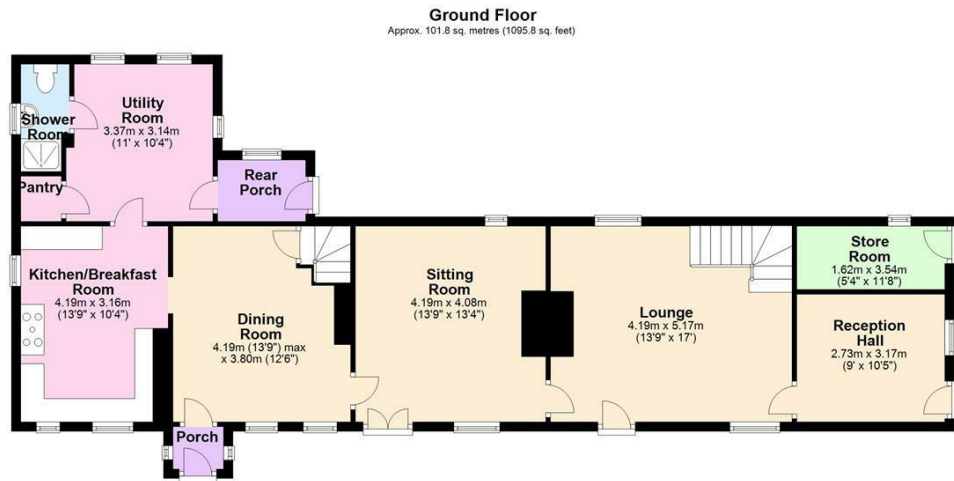
Council Tax – Band F

Viewings – By Appointment Only

Floor Area – 1943.00 sq ft

Tenure – Freehold





Total area: approx. 180.6 sq. metres (1943.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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

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