

Central Chambers  
Market Place  
Leyburn  
North Yorkshire  
DL8 5BD

**J.R. HOPPER** & Co. Est. 1886  
www.jrhopper.com enquiries@jrhopper.com

Leyburn 01969 622936  
Hawes 01969 667744  
Settle 07726 596616  
Kirkby Stephen 07434 788654

*"For Sales In The Dales"*



## Eden Cottage, Hargill Court, Redmire Leyburn, DL8 4HE

Guide Price £450,000 - £500,000



- Superb Detached Stone Built House
- Popular Village Location
- Lovely Views
- 4 Bedrooms
- Bathroom, Ensuite & Downstairs WC
- Modern Large Kitchen/Diner
- Large Light Lounge
- Air Source Heating & Double Glazing
- Double Garage & Ample Off-Road Parking
- Enclosed Lawned Gardens To Front & Rear

## Eden Cottage, Hargill Court, Redmire Leyburn, DL8 4HE

Guide Price £450,000 - £500,000



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Eden Cottage is a superb, spacious stone-built house which is situated in the heart of the popular village of Redmire in Wensleydale.

Redmire is situated just 4 miles from the market town of Leyburn which provides primary and secondary schools, doctor's surgery, church, and chapel as well as a good range of shops, pubs and restaurants, and a weekly outdoor market. Redmire itself has a thriving community with a very successful public house, church, an active village hall and superb walks in all directions.

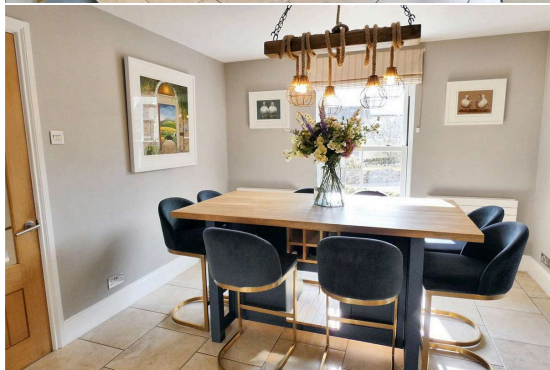


The accommodation is generous and the living space offers a large lounge with double doors which open to the rear garden, a well-appointed kitchen/diner and downstairs WC on the ground floor. Upstairs there are three good double bedrooms, a large single bedroom, modern bathroom and ensuite shower room.

Externally, to the front of the property is a pretty south facing front lawned garden with a large, gravelled drive which provides excellent off-road parking for several vehicles and double garage/workshop with timber doors. To the rear is a good sized enclosed, lawned garden with flagged patio area.



Eden Cottage would make an excellent family home or investment property.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	70
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Material Information**  
**Postcode: DL8 4HE**  
**Council Tax Band: E**  
**Energy Performance Band: D**  
**Local Authority: North Yorkshire Council**  
**Tenure: Freehold**

Approx Gross Internal Area  
145 sq m / 1558 sq ft



Ground Floor  
Approx 88 sq m / 951 sq ft

First Floor  
Approx 56 sq m / 606 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

View our interactive brochure online for additional photos, videos, floorplans, maps and room descriptions.



Items in these photographs and tours may not be included in the sale • J. R. Hopper & Co. has not tested services, fixtures, fittings, central heating, gas, and electrical systems. If in doubt, purchasers should seek professional advice • J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective Purchasers. In addition, the Purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure • Viewings by appointment only.