



Riverside Cottage Whaw, Arkengarthdale, Richmond, DL11 6RT  
O.I.R.O £315,000



# Riverside Cottage Whaw, Arkengarthdale, Richmond, DL11 6RT

\*\*\* STAR BUY \*\*\* Nestled in the charming hamlet of Whaw, Arkengarthdale, this delightful semi-detached character cottage offers a unique opportunity for those seeking a tranquil lifestyle with stunning riverside views. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining. With three well-proportioned bedrooms, it is ideal for families or those wishing to accommodate guests.

The cottage features a beautifully enclosed patio garden, perfect for al fresco dining and enjoying the serene surroundings. This outdoor space is a wonderful addition, allowing you to bask in the beauty of nature right at your doorstep.

One of the key advantages of this property is that it comes with no onward chain, making the purchasing process straightforward and hassle-free. The picturesque setting enhances the appeal of this home, offering a peaceful retreat while still being within reach of local amenities and attractions.

## PORCH

With a UPVC entrance door, stone flagged floor, 2 windows and a glazed door leading into the lounge.

## LOUNGE 5.33m x 4.22m (17'5" x 13'10")

At the front of the property with a stone flagged floor, feature inglenook fireplace with a log burning stove, beamed ceiling, staircase leading to the first floor, tv aerial point, window the front and doors leading into the kitchen and the dining room.

## DINING ROOM 4.20m x 3.87m (13'9" x 12'8")

A great space that could be used for a range of purposes. Having a cast iron fireplace housing an electric stove, flagged floor, beamed ceiling, 2 wall lights, built in bookcase, tv aerial point and window to the front.

## KITCHEN / BREAKFAST ROOM 7.20m x 2.59m (23'7" x 8'5")

Steps lead up from the lounge into the kitchen which has a range of wall, base and drawer units with worktops. Stainless steel sink unit with mixer tap over, tiled splash backs, AEG electric cooker and hob with extractor hood over, integrated dishwasher, integrated fridge. Flagged floor, ceiling beams, wall light, exposed stone feature wall, 3 central heating radiators and 3 windows with stone cills. A UPVC double glazed door leads to the rear garden and a door into the utility room.

## UTILITY ROOM 1.56m x 1.40m (5'1" x 4'7")

With tiled flooring, plumbing for a washing machine, wall shelving and door into the shower room.

## SHOWER ROOM

With a shower cubicle, wash hand basin, w.c, tiled floor, central heating radiator and exposed stone wall.

## FIRST FLOOR

## LANDING

With loft access, central heating radiator, wall light and a window to the front.

## BEDROOM 1. 3.94m x 2.67m (12'11" x 8'9")

A double bedroom with ceiling beam, central heating radiator and a window to the front.

## BEDROOM 2. 2.68m x 2.26m (8'9" x 7'4")

A double bedroom with ceiling beam, central heating radiator and window to the front.

## BEDROOM 3. 3.61m x 1.85m (11'10" x 6'0")

A single bedroom at the rear of the property with central heating radiator, ceiling beam and a sky light.

## BATHROOM

With a white suite comprising of bath, w.c, wash hand basin with mixer tap and vanity unit beneath and a shower cubicle. Shelved storage area, towel radiator, tiled flooring, part tiled walls, beamed ceiling, extractor fan and velux window.

## EXTERNALLY

To the front of the property there is a paved forecourt with stone wall boundary. There is seating area with views and welcome light. A gate provides access to the rear garden.

To the rear there is a patio area and garden shed.

## NOTES

- \* COUNCIL TAX BAND D
- \* OIL FIRED CENTRAL HEATING
- \* SHARED SEPTIC TANK
- \* CURRENTLY EXEMPT FROM COUNCIL TAX AS RAN AS A BUSINESS / HOLIDAY COTTAGE




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NOT TO SCALE



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>37</b>	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 