



Applerig Healaugh, Richmond, Yorkshire, DL11 6UE
£345,000



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HUGELY DESIRABLE & CHARMING 3 Bedroom Character Cottage in this choice hamlet in the heart of Swaledale. For Sale with NO ONWARD CHAIN. 'Aga' Kitchen/Dining Room, Sitting Room, Workroom/Office & Utility Room/WC; 3 good Bedrooms & Bath/Shower Room. Flagged floors, nooks & crannies, lovely South facing Garden, Fruit/Vegetable Garden & Shed.

NB: Refurbishments include a NEW Roof (2015), Re-Wiring (2015), Kitchen & Bathroom, Stone Flag Flooring, etc.

HEALAUGH Just over 1 mile from Reeth (Primary school, Doctors Surgery, Shop/Post Office, several Pubs, Tea Rooms & the nearby Dales Bike Centre), about 2 miles from Low Row (The Punch Bowl Inn) & historic Richmond about 12 miles.

HALL 2.51m x 1.88m max (8'2" x 6'2" max)

Stone flagged floor & coats nook.

INNER HALL

Stone flagged floor & stone staircase to first floor with built-in store cupboard under. Recessed shelving.

OFFICE/WORKROOM 2.60m x 2.49m (8'6" x 8'2")

Dual aspect windows overlooking the green.

'Aga' KITCHEN/DINING ROOM 4.69m into bay (3.66m min) x 3.83m (15'4" into bay (12'0" min) x 12'6")

Oak units & shelving with woodblock worktops & inset twin-bowl sink, electric Aga, integrated fridge & dishwasher. Stone flagged floor. Window to side, deep bay window-seat to south & door to outside.

SITTING ROOM 4.59m into bay (3.66m) x 3.58m (15'0" into bay (12'0") x 11'8")

Wood-stove & built-in shelving. Deep bay window-seat to south & door to outside.

UTILITY/WC 3.31m x 1.46m (10'10" x 4'9")

Worktop with plumbing for washing machine under & basket storage. Washbasin & WC. Stone flagged floor & window to side.

FIRST FLOOR LANDING

Window to side & Velux window.

BEDROOM 1. 3.85m x 3.69m (12'7" x 12'1")

Shelved nook & dual aspect windows with fine views.

BEDROOM 2. 3.63m x 3.60m (11'10" x 11'9")

Built-in airing cupboard with hot-water cylinder. Window to south with fine views.

BEDROOM 3. 4.39m max (3.11m) x 2.81m (14'4" max (10'2") x 9'2")

Including built-in store cupboard. Window to side with fine views.

BATH/SHOWER ROOM 4.29m max x 1.46m (14'0" max x 4'9")

Contemporary suite: Roll-top bath, shower area with drench shower, washbasin & WC. Shelved nooks & towel heater. Window to side.

SOUTH FACING GARDEN

A lovely space to relax - Stone flagged garden with flower/shrub planting & store.

Separate FRUIT/VEGETABLE GARDEN

Bespoke-built SHED.

NOTE

- (1) Freehold
- (2) Council Tax Band: E
- (3) EPC: 43-E
- (4) Mains Water, Electric (Electric heating) & Mains Drainage.



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Sketch Plan for Identification Purposes Only
 The placement & size of walls, doors, windows, staircases & fixtures
 are approximate & cannot be relied upon as other than for guidance purposes only

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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