



Jasmine Cottage 3 West Street, Gayles, DL11 7JA  
Offers over £400,000



# Jasmine Cottage 3 West Street, Gayles, DL11 7JA

\*\*\*UNEXPECTEDLY BACK ON THE MARKET\*\*\* GORGEOUS, REFURBISHED CHARACTER COTTAGE with FABULOUS VIEWS - an absolute MUST SEE. Beamed SITTING ROOM with multi-fuel stove, separate DINING ROOM, Equipped KITCHEN, GARDEN ROOM with great Views & OFFICE/BED 4 (with EN SUITE); 3 Double BEDROOMS & Large BATH/SHOWER ROOM. Enclosed GARDEN with Shed & Greenhouse/Potting Shed. AN ABSOLUTE GEM, Refurbished by the current owners over 6 years: Including NEW roof & loft insulation (circa £9,500), NEW Wren Kitchen & all Appliances (Circa £15,500), Lofts Re-insulated (Circa £9,600), NEW stone/UPVC Garden Room with insulated solid roof (£15,500), NEW Bath/Shower Room (Circa £9,500), NEW (front) Windows replaced with high performance UPVC double-glazed sliding sash units (Circa £7,500), etc.

Gayles is an attractive rural Conservation Area village (with a Bus Stop) about 2 miles from RAVENSWORTH (Primary School, The Bay Horse Pub, nearby Farm Shop & Village Hall). Shoulder Of Mutton at Kirby Hill about 1-mile, Historic RICHMOND about 6 miles, 9 from BARNARD CASTLE & 16 miles from DARLINGTON (LONDON Kings Cross about 2 hours 20 minutes; A66 about 3 miles, A1(M) at Scotch Corner about 7 miles. The unspoilt Teesdale countryside (Area of Outstanding Natural Beauty) & the Yorkshire Dales National Park are readily accessible.

## HALL

Limestone flooring & staircase to first floor.

## SITTING ROOM 5.09m max x 3.51m (16'8" max x 11'6")

A lovely room with a stone fireplace with multi-fuel stove & heavy Oak mantle, beamed ceiling & built-in bookcase. 2 recessed UPVC double-glazed sash windows to front overlooking the green & door to:

## OFFICE/BEDROOM 4. 3.26m x 2.38m (10'8" x 7'9")

A tranquil study area with beamed ceiling & 2 recessed UPVC double-glazed windows to rear. Door to:

## EN SUITE SHOWER ROOM 2.29m x 1.48m (7'6" x 4'10")

Shower cubicle, washbasin & WC. 'Onyx' floor tiling & down-lighting.

## DINING ROOM 4.34m x 3.56m (14'2" x 11'8")

Eye-catching with Limestone flooring & stone fireplace with heavy Oak mantle, beamed ceiling & built-in shelved cupboard. Recessed UPVC double-glazed sash window to front overlooking the green. Open to useful deep under stair store area & doorway to:

## KITCHEN (VIEWS) 5.19m x 2.41m (17'0" x 7'10")

NEW Wren Kitchen & all Appliances (Circa £15,500): Wall & floor units including 2 rotary units with quartz worktops & inset Belfast sink. Integrated Bosch electric oven/grill/microwave & Bosch induction hob with extractor over, integrated fridge, freezer, dishwasher & washing machine. Limestone flooring, beamed ceiling, 2 UPVC double-glazed windows to rear with fine views & door to:

## GARDEN ROOM (VIEWS) 2.55m into sill x 2.04m into sills (8'4" into sill x 6'8" into sills)

NEW stone & UPVC double-glazed & with insulated solid roof - cost circa £15,500. Light point & UPVC double-glazed to rear garden with lovely views.

## FIRST FLOOR LANDING

Light-tube & loft access.

## READING AREA (VIEWS) 2.38m max x 1.70m (7'9" max x 5'6")

UPVC double-glazed window to rear with fine views.

## Double BEDROOM 1. 5.34m x 3.56m (17'6" x 11'8")

Including built-in full width wardrobes with panelled doors, feature fireplace with cast grate, Pine floor & beamed ceiling. Recessed UPVC double-glazed sash window to front overlooking the green.

## Double BEDROOM 2. 4.24m x 3.56m (13'10" x 11'8")

Plus walk-in wardrobe-cupboard with light point. Feature fireplace with cast grate, Pine floor & beamed ceiling. Recessed UPVC double-glazed sash window to front overlooking the green.

## Double BEDROOM 3. 4.78m max x 3.56m (15'8" max x 11'8")

Pine floor & beamed ceiling. Recessed UPVC double-glazed sash window to rear with great views.

## Large BATH/SHOWER ROOM 3.42m min x 2.38m (11'2" min x 7'9")

(Circa £9,500) Claw-foot bath, separate shower cubicle, washbasin & WC. 'Oak' finish flooring, dado panelling & down-lighting. UPVC double-glazed sash window to rear with great views.

## OUTSIDE FRONT

Low stone boundary wall & flagged sitting area with shrub planting. Neighbouring side access with 2 NETTIES (Store sheds) & legal right of way to the rear garden. Adjacent to the front door there is a larger communal green area with parking facilities for multiple cars.

## Enclosed REAR GARDEN (VIEWS)

All-year-colour West facing garden with lawn, flagged patio, flower/shrub borders, Shed & Greenhouse/Potting Shed. The garden overlooks grazing land with gently rolling countryside beyond.

## NOTES

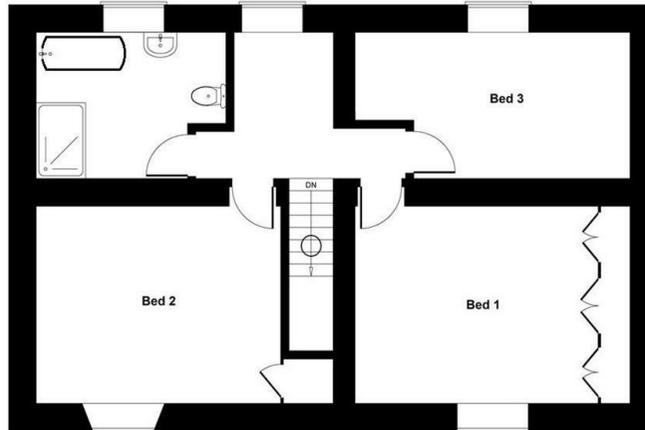
- (1) Freehold
- (2) Council Tax Band: B
- (3) EPC: 60-D
- (4) Services: Mains water, electricity & drainage
- (5) Oil Central Heating
- (6) Rural Wi-Fi broadband installed (Av 28 MBps)



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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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FIRST FLOOR

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC 

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC 

