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"For Sales In The Dales"



Ashlea, Carthorpe

Guide Price £250,000



- Detached Character Cottage In Quiet Village Location
- Renovation Project on Extensive Plot
- 3 Double Bedrooms, Scope for Bathroom
- 2 Reception Rooms
- Kitchen
- Utility Room
- Chain Free
- Garden & Parking
- Outbuilding
- Ideal Investment Property Or Family Home

Ashlea, Carthorpe

Guide Price £250,000



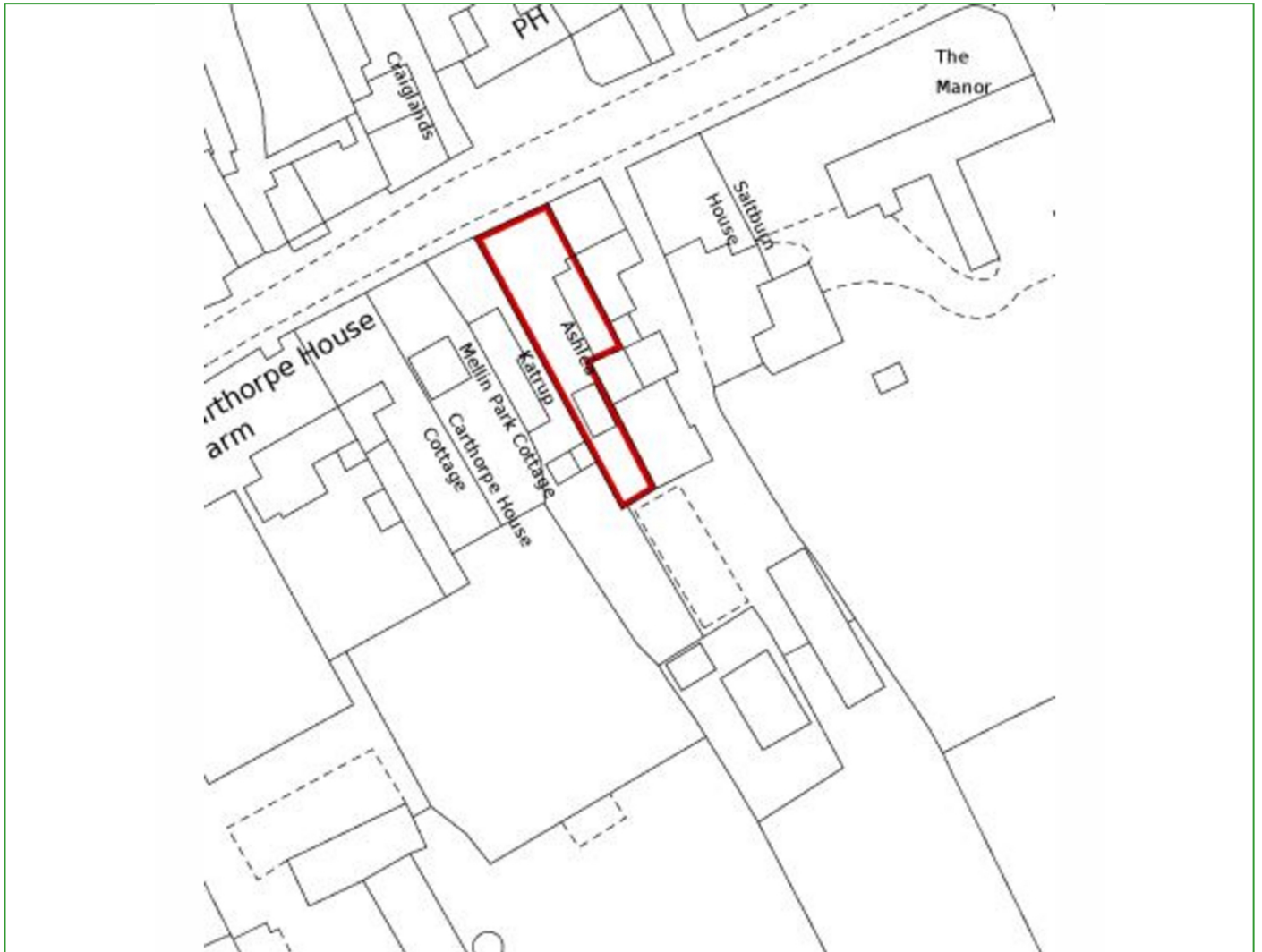
Ashlea is a detached cottage in need of a full renovation, located in the peaceful village of Carthorpe, just a short drive from the popular market town of Bedale.

Carthorpe is a small village, and home to the Fox and Hounds public house, a community hall and the post office van that visits weekly, the nearest town of Bedale is approx. 4 miles away and offers a wide range of amenities including independent shops, restaurants, cafes, schools, churches, and essential services such as doctors and dentists. The town has benefited in recent years from the construction of a bypass, providing easy access to the A1(M) and making commuting more convenient. Northallerton, which is also nearby, offers an Intercity rail link with direct connections to major cities including York, Leeds, and London. Often referred to as the gateway to the Yorkshire Dales.

The property presents fantastic scope and currently to the ground floor you enter via an entrance hallway which leads to a living room with an open fireplace, a dining room also with an open fire, a kitchen, and a separate utility room. On the first floor, there are three generously sized double bedrooms and space available to install a family bathroom.

Set on a generous plot, this detached home offers an exciting opportunity for renovation or redevelopment (subject to the necessary consents). To the front, the garden is laid to lawn and bordered by mature trees, offering a pleasant and private outlook. To the side and rear are low-maintenance areas which provide ample space for parking or could be landscaped further. A detached outbuilding also sits within the grounds, offering potential for storage, a workshop, or further development, subject to the necessary consents.

Ashlea requires full renovation throughout but represents an exciting opportunity to create a characterful and spacious family home in a desirable and well-connected rural location.



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

England, Scotland & Wales

EU Directive 2002/91/EC



Material Information

Postcode: DL8 2LF

Council Tax Band: A

Energy Performance Band: G

Local Authority: North Yorkshire Council

Tenure: Freehold



Total floor area 132.2 sq.m. (1,423 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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



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