J.R. HOPPER & Co. Est. 1886



THWAITE • DL11 6DR

Grainy Gill

Guide Price £290,000 | 3 | E

AT A GLANCE

- Character Cottage
- Splendid Location In Upper Swaledale
- Views Of Thwaite Beck
- Dining Kitchen
- Living Room With Multi Fuel Stove
- Utility Room With WC
- Three Double Bedrooms
- Family Bathroom
- Patio Garden
- Parking

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THE PROPERTY

Character Cottage

Grainy Gill is a beautiful three-bedroom home located in the sought-after village of Thwaite.

Originally converted from a joiner's workshop in 1979, the property has been owned by the current vendors since 2019. During their ownership, they have carried out extensive improvements to create a warm and welcoming home. These works include a new roof installed in 2023 and a new back boiler and heating system fitted in 2021. Also, in 2021, a new stone-built outbuilding was added, providing a small workshop and useful external storage.

The ground floor comprises an entrance hall featuring a stone-flagged floor and exposed stone walls, a kitchen-diner with access to the garden, and a cosy living room with a multi-fuel stove set within an impressive fireplace.

To the first floor are three double bedrooms, all enjoying lovely views, along with a family bathroom. The loft is insulated and boarded, offering excellent storage space.

Outside, there is a low-maintenance yet very pleasant patio garden. The river runs along the bottom of the garden, creating a peaceful setting and an ideal spot to sit and enjoy the outlook.

There is off-street parking for one car in front of the property, with the option to park a second car on the road alongside the house. Additional village parking is also close by.

Grainy Gill would make an excellent full-time residence or a strong investment opportunity as a holiday let.

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Splendid Location In Upper Swaledale

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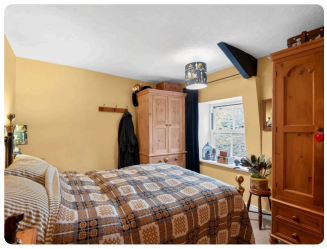
GALLERY

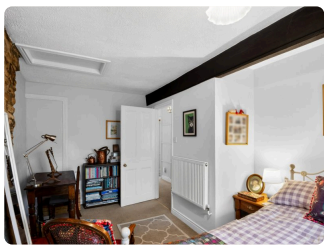
Every room, inside and out














Produced 20 October 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy of all information.

THE ACCOMMODATION

A room-by-room schedule

Set out floor by floor, as a plan would read it — from the entrance hall through to the gardens beyond.

01 GROUND FLOOR

Hallway

Flag stone floor. Beam and board ceiling. Exposed stone work. Radiator. Window to the front.

Kitchen

Tiled floor. Beam and board ceiling. Good range of wall and base units. Space for fridge/ freezer, dishwasher and electric oven. Beautiful, tiled splashback with a stone beam over. One and half ceramic sink and drainer. Space for a dining table. Electric radiator. Door out to the rear.

Living Room

Fitted carpet. Beam and board ceiling. Laundry maid. Exposed stone wall with fireplace and a log burner. Electric panel heater. Window and double doors out to the garden.

Utility Room

Downstairs WC and boot room. Vinyl floor. Ceiling downlights. Wall and base unit housing stainless steel sink and drainer. Space for washing machine and tumble dryer. Radiator. Window.

02 FIRST FLOOR

Landing

Fitted carpet. Loft hatch. Electric panel heater. Sash window overlooking the village.

Bedroom 1

Double room. Fitted carpet. Radiator. Sash window.

Bedroom 2

Double bedroom. Fitted carpet. Radiator. Sash window with views over the river and to the hills.

Bedroom 3

Double bedroom. Fitted carpet. Beamed ceiling. Loft hatch. Exposed stone wall. Radiator. Sash window with views over the river and hills.

Bathroom

Family bathroom. Tiled floor. Infrared heater. Extractor fan. Shower board. Shower over bath. Built in cupboard. Part tiles walls. WC. Bathroom unit with the sink. Stone ledge and stone beam. Radiator. Frosted window.

03 OUTSIDE

Garden

Patio garden. Established flower beds. Garden shed, this is on wheels so it can be moved to allow access for maintenance behind. Lovely views of the river and the hills.

Outbuilding

Stone outbuilding. Built in 2021. Power and lighting.

04 AGENTS NOTES

Material Information

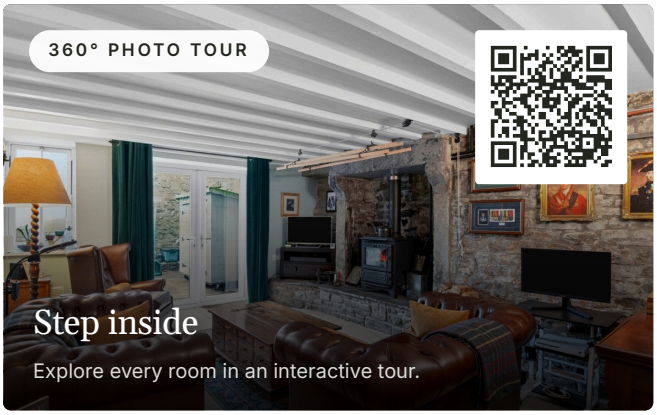
Mains water and sewerage. The neighbour, Blacksmith's Cottage, has a right of access over the edge of the patio to gain entry to their shed. Flood Risk : Low Broadband Basic : 24 Mbps Ultrafast : 1800 Mbps

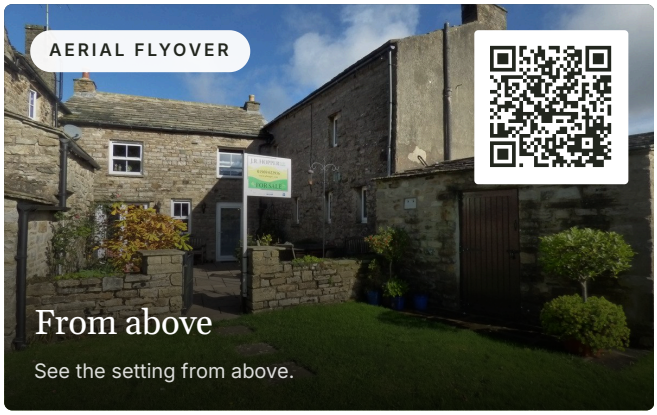
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ONLINE ONLY

There's more on the website

Tours, video and paperwork don't fit on paper. Point your phone's camera at a code — or tap it, if you're reading this on a screen.





DOCUMENTS & LINKS

EPC - 21st January 2026

PDF · 0.10 MB

REQUEST THE VIDEO VIEWING

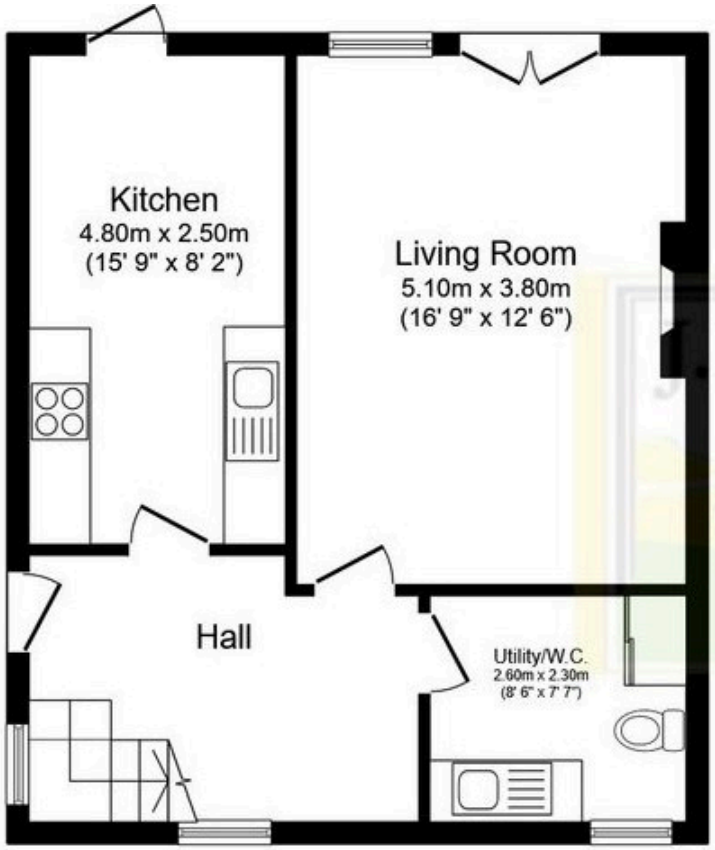
Interest piqued? Here's what's next.

Photographs got you this far — we picked them so they would. Our private video viewings take you further: one of our viewers will walk and talk you through Grainy Gill properly, inside and out, room by room, pointing out every feature and every issue as they go.

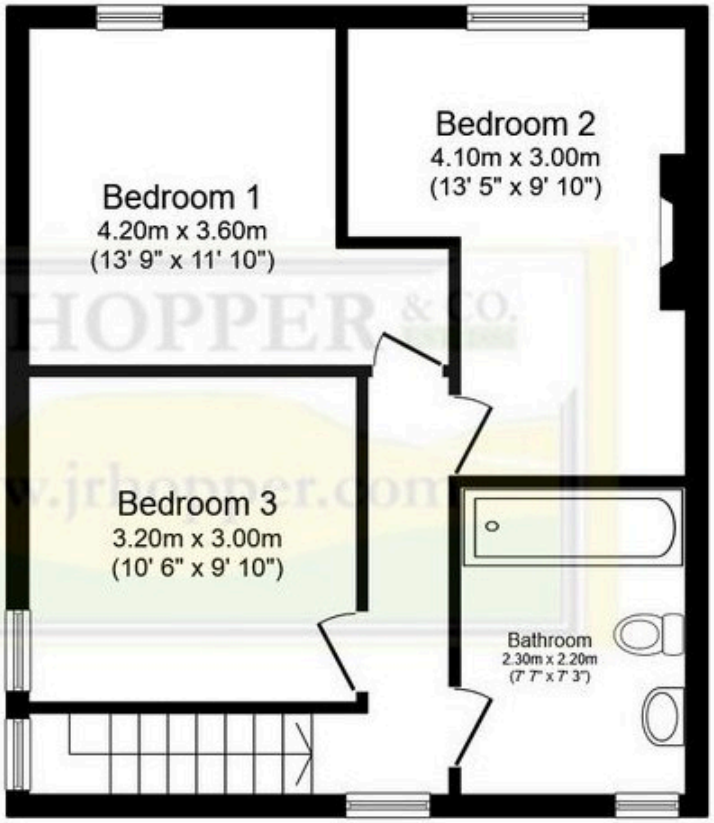
Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.

ASK FOR THE VIDEO VIEWING

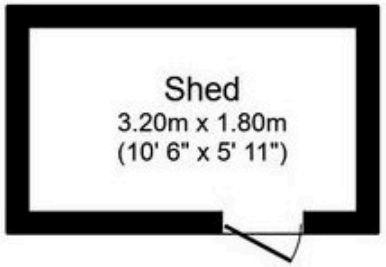
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Ground Floor



First Floor

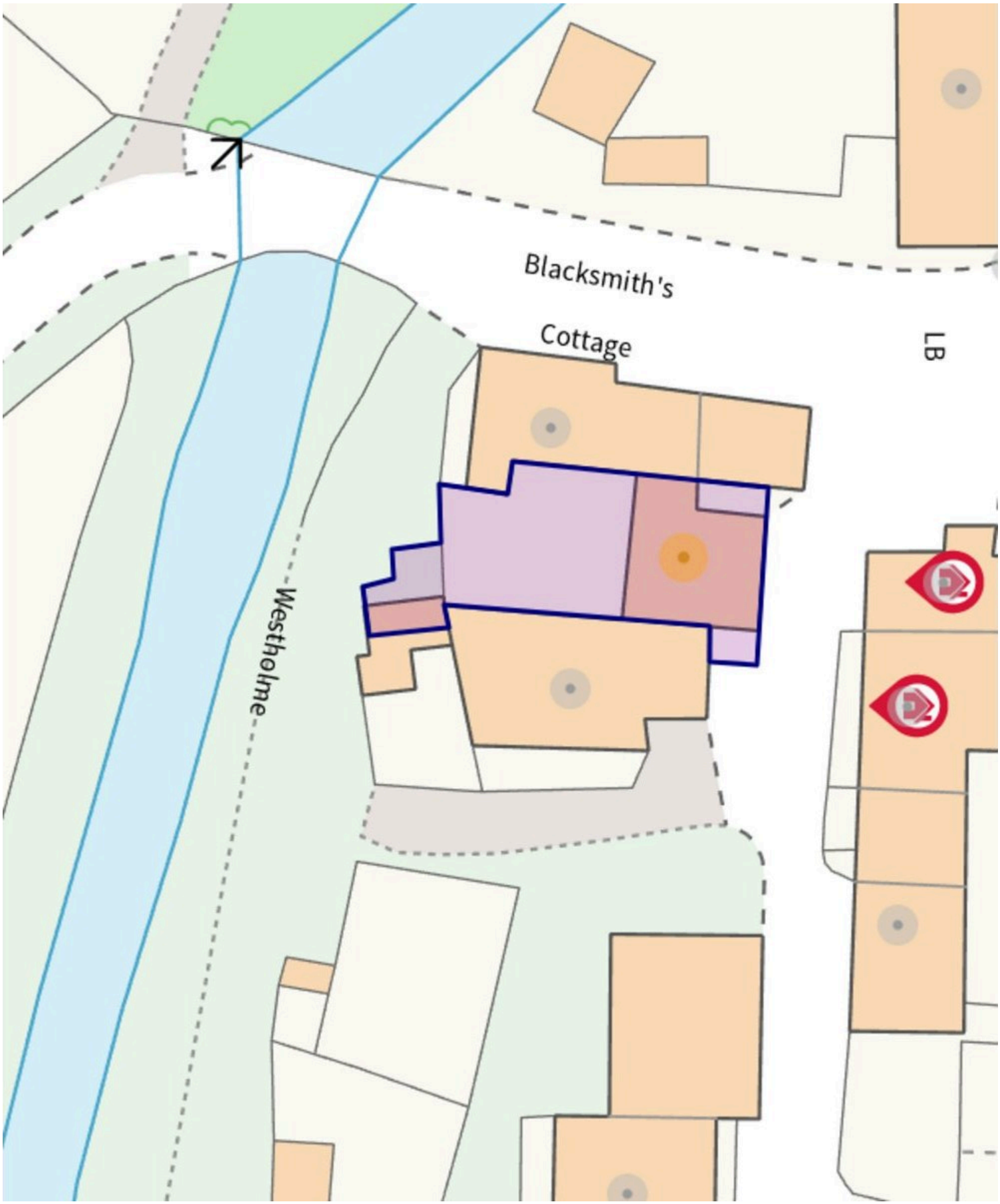


Outbuilding

Total floor area 101.4 sq.m. (1,091 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

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