

ROOCROFTS

BEAUTIFUL HOMES IN BEAUTIFUL PLACES



CORNER COTTAGE

BAINBRIDGE, DL8 3EW

WELCOME...

Good things come in small packages - Corner Cottage is a compact property where every inch has been thoughtfully appointed to make the most of the space. Local occupancy restrictions mean that this property is ready to make a lovely home for someone looking to stay in the Dales.



Welcome to Corner Cottage, a beautiful, cosy cottage overlooking the village green in Bainbridge. With underfloor heating downstairs, a modern shower room and kitchen, and recently fitted windows and a door, this property is ready for the new owner to make themselves at home.



The front door opens into the living area, with wooden flooring heated underfoot and alcoves and cubby holes for storage.

THE HEART OF THE HOME...



The kitchen is at the rear of the room with a small step up to it. The units are cream with a wooden worktop and a useful breakfast bar to sit at, whether catching up with friends or a great place to work from home.

An integrated fridge and freezer, plus a two-ring electric hob, complete the kitchen. Additional cabinets provide storage, and there's plenty of workspace to prepare meals.

TIME FOR BED...

As the day comes to an end, climb the curved stairs to the first floor where you will find a spacious double bedroom with a gloriously high vaulted ceiling. The window overlooks the village green with a lovely open aspect.



The shower room is finished with a modern corner shower, WC and a wash hand basin in a large vanity unit. Beneath the basin are storage cupboards and an integrated washing machine.



The property sits alongside a small grassed area where you can hang washing, and a wooden storage shed sits at the rear.

OUT AND ABOUT...



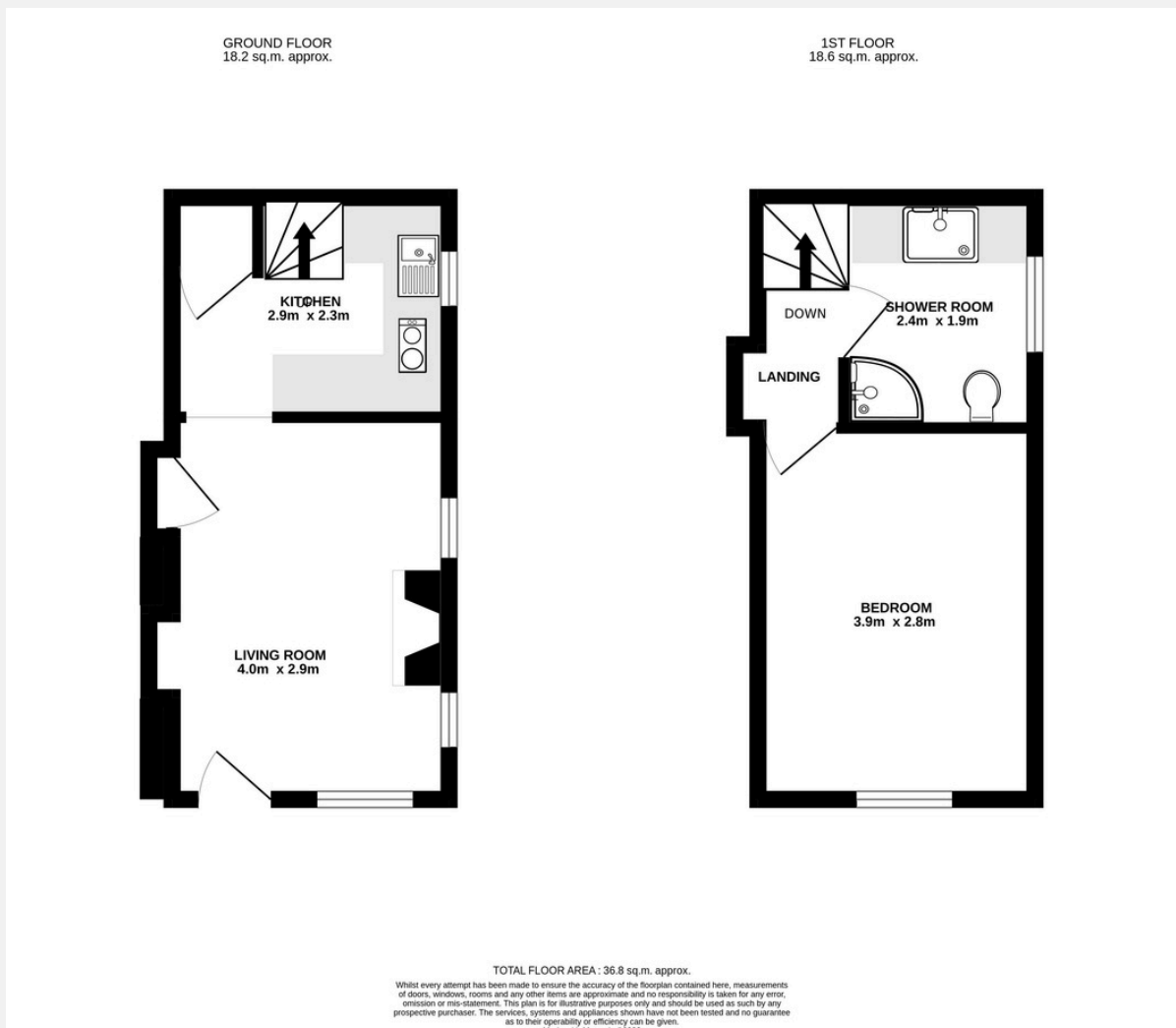
Bainbridge is a wonderful village, right in the heart of the Yorkshire Dales National Park. The village green stretches the length of the village and is a fabulous place to enjoy a picnic or even a sunny hour reading a book. Hammonds Butchers has been in the village for decades, perfect for getting some quality meat for dinner, and there are several excellent cafes for those days you simply don't want to cook, or for a delicious slice of cake. There is also a handy garage in the village.

Fells rise behind the homes of Bainbridge, perfect for those who like to spend time outdoors, with popular walking and mountain bike routes right on the doorstep. Hawes is just 4 miles away, with pubs, restaurants and convenience shops, and Leyburn is approximately 12 miles away.

Local Occupancy Restrictions...

Corner Cottage is subject to a restriction from Yorkshire Dales National Park for local occupancy. This means that the purchaser must meet the criteria of having work in North Yorkshire to come to, or already be a resident of North Yorkshire.

Please get in touch if you would like to know whether you would meet these criteria. Please note that the property price has been adjusted to allow for these restrictions.



READY TO VIEW?

CALL 01969 600433 TO
ARRANGE A VIEWING

Finer details...

Council Tax Band: A

Heating: Electric

EPC Rating: E

Parking: There is no designated parking for the property but there is plenty of available parking around the village green.

Restrictions: Local Occupancy.

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