



ANGRAM FARMHOUSE

ANGRAM, UPPER SWALEDALE, DL11 6DT

£298,000

FREEHOLD

A Spacious Semi Detached Traditional Cottage of Character with lovely West Facing Rear Garden within Upper Swaledale. Entrance Hall, Lounge, Kitchen/Dining Room, Inner Hall, Pantry, 3 Bedrooms, Dressing Room/Study, Bathroom/WC, Front and Rear Gardens, Oil Fired Central Heating, Part Double Glazing. Council Tax Band E. EER E46.

NORMAN F. BROWN

Est. 1967

ANGRAM FARMHOUSE

- 3 BEDROOMS • CHARACTER COTTAGE • WEST FACING REAR GARDEN • OIL FIRED CENTRAL HEATING • UPPER SWALEDALE LOCATION



DESCRIPTION

A Spacious Semi Detached Traditional Cottage of Character with lovely West Facing Rear Garden within Upper Swaledale. Entrance Hall, Lounge, Kitchen/Dining Room, Inner Hall, Pantry, 3 Bedrooms, Dressing Room/Study, Bathroom/WC, Front and Rear Gardens, Oil Fired Central Heating, Part Double Glazing. Council Tax Band E. EER E46.

ENTRANCE HALL

Beamed ceiling, quarry tiled floor. External door to front. Door to Kitchen/Dining Room.

LOUNGE

Beamed ceiling, cast iron multi fuel stove with stone hearth and feature carved timber mantle, wall niche, radiator. Sash windows to front. External door to front with glazed panel. Doors to Kitchen/Dining Room Inner Hall.

KITCHEN/DINING ROOM

Beamed ceiling, tiled surrounds, one and a half bowl sink unit with mixer tap, laminate work surfaces, light oak cupboards and drawers, quarry tiled floor, range cooker space, radiator, ceiling spotlights. Upvc double glazed window to front. Doors to Entrance Hall and Lounge.

BEDROOM 3

Radiator, wall niche. Double glazed double doors to Rear Garden. Door to Half Landing.

PANTRY

Feature stone shelves and stone slab, oil fired boiler, fridge space, freezer space, plumbing for washing machine, tumble dryer space, ceramic tiled floor. Double glazed window to rear. Door to Inner Hall.

LANDING

Pine boarded floor. Double glazed window to rear. Doors to Bedrooms and Bathroom/WC.

BEDROOM 1

Feature ceiling beams, wardrobe recess, 2 radiators, access to boarded loft space with drop down hatch and ladder. Sash window to front. Door to Landing.

BEDROOM 2

Radiator. Sash window to front. Doors to Dressing Room/Study and Landing.

DRESSING ROOM/STUDY

(presently used as an additional bedroom). Loft hatch, radiator. Double glazed window to front. Door to Bedroom 2.

BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, roll top bath with shower over ad glass screen, wc, pine boarded floor, radiator. Double glazed window to rear. Door to Landing.

OUTSIDE

To the Front

Stone flags, flower beds, shrubs, light, front gate, side access to:

West Facing Rear Garden

Lawn, flower beds, trees, plastic oil tank (2500 litre capacity), stone patio with views, side access to front of house, gate onto rear lane.

SERVICES

Mains electricity and water. Sewage treatment plant shared with 3 neighbours.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 306122.

Local Authority - North Yorkshire Council – Tel: 0300 1312131
www.northyorks.gov.uk

Broadband and Mobile Phone Coverage – please check using this website

<https://checker.ofcom.org.uk>

Property Reference – 18774862

Particulars Prepared – April 2026.

IMPORTANT NOTICE

These particulars have been produced in good faith to give an overall view of the property. If any points are particularly relevant to your interest, please ask for further information or verification, particularly if you are considering travelling some distance to view the property.

All interested parties should note:

i. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer or contract or any part thereof.

ii. All measurements, areas or distances are given only as a guide and should not be relied upon as fact.

iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any contents/furnishings/furniture etc. are included in the sale nor that the property remains as displayed in the photographs.

iv. Services or any appliances referred to have not been tested and cannot be verified as being in working order. Prospective buyers should obtain their own verification.

FREE MARKET APPRAISAL

We will be pleased to provide an unbiased and professional market appraisal of your property without obligation, if you are thinking of selling.

FREE IMPARTIAL MORTGAGE ADVICE

CALL TODAY TO ARRANGE YOUR APPOINTMENT

Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage lenders without charge or obligation.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

A life assurance policy may be required. Written quotation available upon request.

AML POLICY

AML Policy (When an offer is accepted):

In accordance with The Money Laundering Regulations 2017, we are required by law to:

- Verify the identity of all buyers
- Check the Politically Exposed Persons and
- Check the Sanctions registers.
- Verify proof of and source of funds for the purchase - What form that takes depends on your position, but we ultimately need you to provide to us (in the office or via email) evidence of the funding you have in place for the purchase price. That may include proof of deposit, an Agreement in Principle from a lender or if you are a cash buyer, a Bank Statement.

The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

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ADDITIONAL INFORMATION

Local Authority – North Yorkshire Council

Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1453.00 sq ft

Tenure – Freehold





Total area: approx. 135.0 sq. metres (1453.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	46	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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