



APPERSETT • DL8 3LN

Riverbank Cottage

Offers In The Region Of £210,000

3 F

● UNDER OFFER

AT A GLANCE

- | | | |
|--|---|---|
| ✓ Characterful Semi-Detached Riverside Cottage | ✓ Sought-After Hamlet Of Appersett Near Hawes | ✓ 3 Bedrooms & Home Office Space |
| ✓ Modern Kitchen & Utility Room | ✓ Spacious Living Room With Log-Burning Stove | ✓ Family Bathroom with Separate WC |
| ✓ Viewing Platform of Countryside Views | ✓ Enclosed Garden with Summer House | ✓ Ideal Forever Home or Holiday Retreat |

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KIRKBY STEPHEN
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THE PROPERTY

Characterful Semi-Detached Riverside Cottage

Riverbank Cottage is a charming 3-bedroom home, set in the picturesque hamlet of Appersett, surrounded by some of the Yorkshire Dales' finest countryside.

Appersett, in the heart of the Yorkshire Dales National Park is a charming and highly sought-after hamlet located just one mile from the bustling market town of Hawes. Surrounded by breathtaking open countryside, rolling fells and traditional dry-stone walls, the village offers an idyllic rural setting with direct access to some of the finest walking, cycling and outdoor pursuits in Wensleydale.

Hawes is an active community and still has its weekly outdoor market and is famous for its cheese making, making it a tourist honey pot! It has a good range of shops, pubs, restaurants, Church, primary school and medical facilities.

The cottage sits in a quiet location by the river with lovely long distance views. Its riverside setting is one of the property's most beautiful features. Following an exceptional weather event some years ago, the owners installed flood resilience measures to provide additional peace of mind.

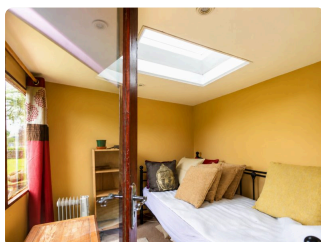
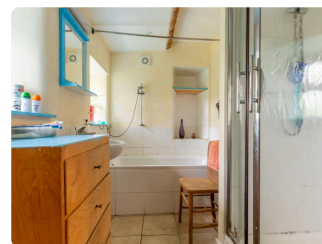
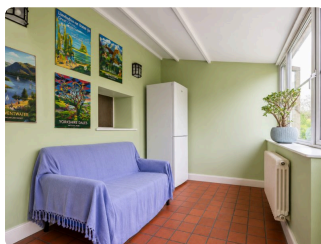
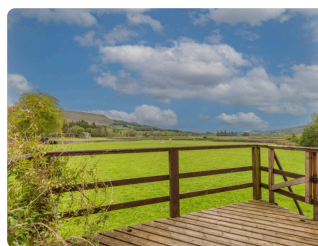
To the ground floor, is a welcoming sun room leading through to the ground floor bathroom, large dining lounge and kitchen. Upstairs are three bedrooms, two doubles and a single. The single bedroom is a great home office or workroom having access out to a decked balcony with long distant views. and a WC.

Externally, to the front is an enclosed low maintenance garden, with gravel and raised beds. there is a timber shed and access around the side. At the rear is a lovely, cottage garden which has been well screened with shrubs and bushes to create privacy. The garden enjoys lovely views to the East.

“

*Sought-After Hamlet Of
Appersett Near Hawes*

Every room, inside and out





“

3 Bedrooms & Home Office Space

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 Riverbank Cottage 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

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

Sun Room

Sun room/ entrance hall. Quarry tiled flooring. Radiator. Windows and front door.

Hallway

Quarry tiled flooring. Radiator.

Bathroom

Spacious bathroom. Tiled flooring. Bath. Wash basin. Separate shower cubicle. WC. Bidet. Extractor fan. 3 Windows to the front.

Utility Room

Tiled flooring. Plumbing for washing machine. Ideal drying room. Hot water cylinder.

Lounge Diner

Large, rear reception room. Egyptian limestone flooring. Beamed ceiling. Feature exposed stone wall. Two electric radiators. Feature shelved alcove. Large fireplace housing multi fuel stove (installed 2018). 4 Windows to rear and side with a pleasant outlook over the garden.

Kitchen

Country style kitchen. Tiled flooring. Good range of wall and base units. Integrated electric oven, hob, fridge and dishwasher. Sink unit. Radiator. Understairs cupboard. Window and door to the garden. Beamed ceiling.

02 FIRST FLOOR

Stairs & Landing

Turned staircase. Fitted carpet. Window.

Bedroom One

Rear double bedroom. Fitted carpet. Over stairs cupboard. Loft access to boarded and insulated loft space. Window to the rear.

Bedroom Two

Rear double bedroom. Fitted carpet. Radiator. Window to the rear,

W/C

Tiled flooring. WC. Wash basin. Extractor fan.

Bedroom Three

Single bedroom/ home study. Fitted carpet. Exposed beam. Radiator. Door to balcony with wooden deck and lovely, long distance views.

03 OUTSIDE

Overview

The property is approached via a private track off the main road. This track provides access for three properties in total with Riverbank Cottage being the 'last' house.

Rear Garden

To the rear is a quaint, cottage garden which has been designed to create a private space enjoying views over open fields to the West. There is a timber shed and well positioned summer house.

Front Garden

To the front is a well established patio garden with raised beds and shrubbery. Small timber shed. Foot path to the front door.

THE ACCOMMODATION

04 AGENTS NOTES

Title Plan

The property is a freehold property. There is a small amount of flying freehold with the next door property. This is highlighted on the title plan in blue. Please ask the office for a copy of this.

Flood Risk & Resilience

Riverbank Cottage was affected by an exceptional weather event in 2019 when flood water came down the road. Professionally installed flood resilience measures were fitted in 2019, including reinforced stone boundary walls and purpose-designed flood defences. These measures have not been required since installation. The property is insured with NFU Mutual, with an annual premium of approximately £300.

Marketing Photography

Some images have been digitally decluttered for marketing purposes. No structural or permanent features of the property have been altered.

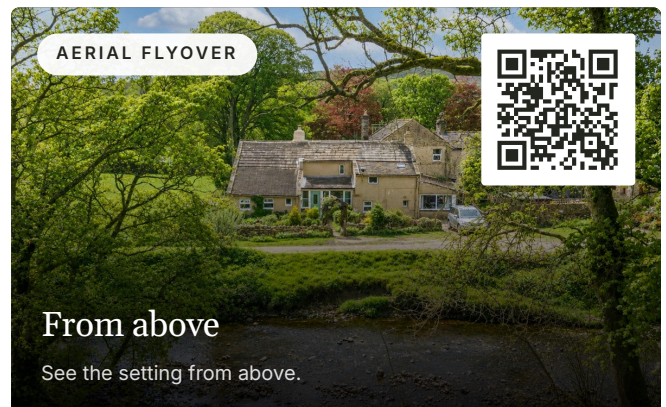
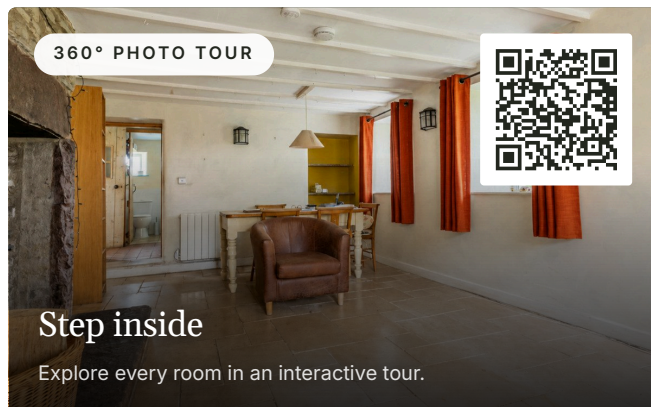
Services

Mains electric, water and sewage. Broadband: Basic 30 Mbps. Ultrafast 1800 Mbps

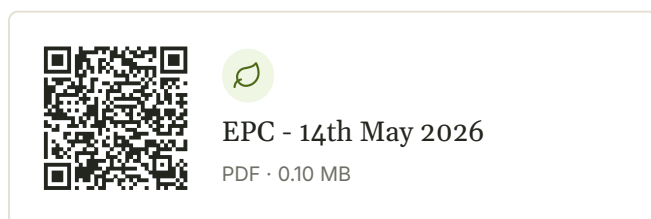
ONLINE ONLY

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



Ground Floor

Approx. 52.4 sq. metres (563.7 sq. feet)



First Floor

Approx. 35.7 sq. metres (384.7 sq. feet)
(excluding Balcony)



Total area: approx. 88.1 sq. metres (948.3 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:
Plan produced using PlanUp.

Riverbank Cottage, Hawes

