



1 Byril Garth, Wilsill

£350,000 Guide Price



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A beautifully presented, recently renovated period cottage, conveniently located in the peaceful hamlet of Wilsill and enjoying elevated views across the surrounding rolling countryside. The property also offers generous gardens, a small walled side paddock and a separate plot opposite providing ample parking.

Outside, the gardens are principally laid to lawn, with colourful planted borders and several areas for sitting and enjoying the sun throughout the day. The walled side paddock offers additional outdoor space and potential for a garden studio, subject to any necessary consents. An adjoining storage room provides useful space for garden furniture and equipment, while a separate plot opposite belongs to the property and provides ample parking.

Wilsill is a conveniently located hamlet, ideal for buyers seeking access to Pateley Bridge and its excellent High Street amenities, as well as the wider range of facilities in Harrogate and Knaresborough. These can be reached by private vehicle and public transport.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

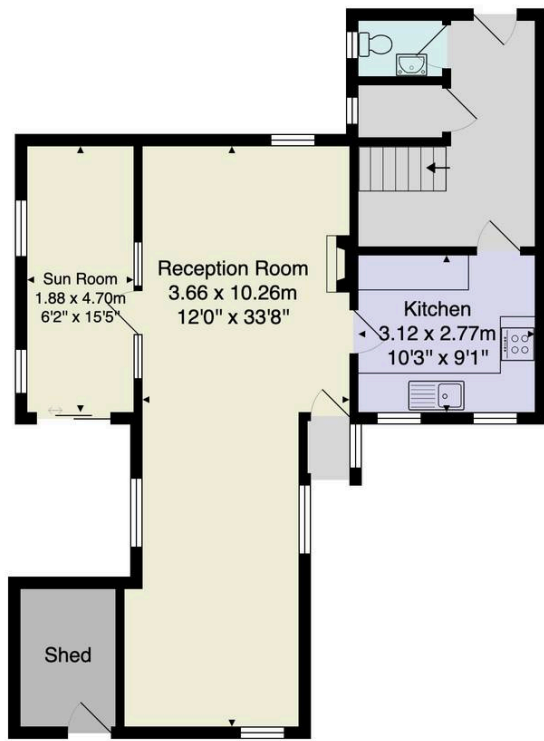


Extending to over 1,100 sq ft, the cottage was formerly a barn serving a nearby farm before being converted to form two homes in the 1960s. The front door opens into a spacious reception room spanning the width of the cottage, with distinct sitting and dining areas beneath an exposed-beam ceiling. A stone fireplace creates a focal point in the sitting area, while the dining area sits beside the fitted kitchen, which has a range of units, work surfaces, a gas hob and a built-in oven.

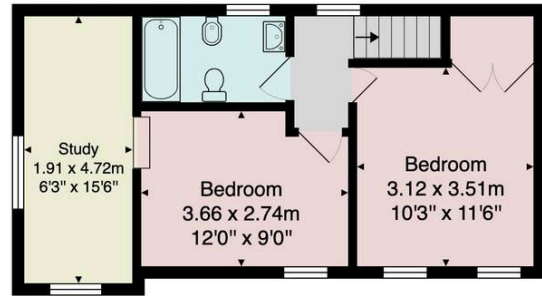
Glazed doors set within a stone arch lead from the reception room into a bright sun room, where broad windows look across the garden and countryside. A spiral staircase rises from here to a versatile further room, currently used as an office. Also accessed from one of the bedrooms, this room could serve as a dressing room or box room.

At the rear, an entrance hall provides useful storage, a ground-floor WC and the staircase to the first floor. There are two double bedrooms, both enjoying elevated countryside views, together with the house bathroom, fitted with a bath and shower over, washbasin and WC.





Ground Floor



First Floor

Total Area: 111.1 m² ... 1196 ft²

All measurements are approximate and for display purposes only.

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