



## MYRTLE COTTAGE

BELLERBY, NR LEYBURN, DL8 5QN

**£295,000**  
**FREEHOLD**

A Deceptively Spacious Terraced Cottage with 3 large double bedrooms, patio garden and off street parking within this pleasant and easily accessible dales village, close to Leyburn. Established holiday let history. Entrance Hall, Lounge, Dining Room, Kitchen/Breakfast Room, Cloakroom/WC, 3 Double Bedrooms, En-Suite Shower Room/WC, House Bathroom/WC, Off Street Parking, South Facing Front Patio Garden, Gas Fired Central Heating, UPVC Double Glazing. EER C72. NO ONWARD CHAIN.

**NORMAN F. BROWN**

Est. 1967



# MYRTLE COTTAGE

• 3 LARGE DOUBLE  
BEDROOMS • DECEPTIVELY SPACIOUS  
COTTAGE • OFF STREET PARKING • SOUTH  
FACING PATIO GARDEN • HOLIDAY LET  
HISTORY • GAS CENTRAL HEATING • UPVC  
DOUBLE GLAZING • HANDY FOR  
LEYBURN • NO ONWARD CHAIN



## DESCRIPTION

A Deceptively Spacious Terraced Cottage with 3 large double bedrooms, patio garden and off street parking within this pleasant and easily accessible dales village, close to Leyburn. Established holiday let history. Entrance Hall, Lounge, Dining Room, Kitchen/Breakfast Room, Cloakroom/WC, 3 Double Bedrooms, En-Suite Shower Room/WC, House Bathroom/WC, Off Street Parking, South Facing Front Patio Garden, Gas Fired Central Heating, UPVC Double Glazing. EER C72. NO ONWARD CHAIN.

## ENTRANCE HALL

Oak effect laminate floor, understairs storage cupboard, radiator with lattice cover and shelf, stairs to first floor. Double glazed window to front. External door to front. Doors to Lounge, Kitchen/Breakfast Room and WC.

## LOUNGE

Oak effect laminate floor, feature natural stone wall with archway to Dining Room, radiator. Double glazed windows to front. Door to Entrance Hall.

## DINING ROOM

Ceiling beams, oak effect laminate floor, feature natural stone wall with archway to Lounge, radiator. Double glazed window to rear. Door to Kitchen/Breakfast Room.

## KITCHEN/BREAKFAST ROOM

Ceiling beam, terracotta tiled floor, tiled surrounds, stainless steel sink unit with chrome mixer tap, laminate worktops, sage green cupboards and drawers, range cooker space, fridge/freezer space, washing machine space, dishwasher space, pine boarded ceiling, radiator. Double glazed windows to front and rear. Doors to Entrance Hall and Dining Room.

## WC

Pedestal wash hand basin, wc, extractor fan, oak affect laminate floor. Door to Entrance Hall.

## LANDING

Oak effect laminate floor, wall lights. Doors to Bedrooms and House Bathroom/WC.

## BEDROOM 1

Oak effect laminate, radiator. Double glazed window to rear. Doors to Landing and En-Suite Shower Room/WC.

## EN-SUITE SHOWER ROOM/WC

Mosaic tiled surrounds, pedestal wash hand basin, shower cubicle with glass door and electric shower unit, extractor fan, wc, radiator, oak effect laminate floor. Double glazed window to front. Door to Bedroom 1.

## BEDROOM 2

Ceiling beams, oak effect laminate floor, loft hatch, radiator. Double glazed window to front. Door to Landing.

## BEDROOM 3

Oak effect laminate floor, loft hatch, radiator. Double glazed window to rear. Door to Landing.

## HOUSE BATHROOM/WC

Pine boarded ceiling, pine boarded floor, tiled surrounds, pedestal wash hand basin, panelled shower bath with electric shower over and curved glass screen, wc, chrome heated towel ladder, ceiling LED spotlights, radiator, fitted cupboards, airing cupboard containing wall mounted gas fired combi boiler. Double glazed window to front. Door to Landing.

## OUTSIDE

Large paved patio, light, cold water tap, gravel parking, small timber store. (the neighbouring property has a vehicular right to cross in front of the subject property to reach their property).

## SERVICES

Mains electricity, gas, water and drainage.

## GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 284688.

Local Authority - North Yorkshire Council – Tel: 0300 1312131  
[www.northyorks.gov.uk](http://www.northyorks.gov.uk)

Broadband and Mobile Phone Coverage – please check using

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

Property Reference – 18826737

Particulars Prepared – July 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.

## MYRTLE COTTAGE









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## ADDITIONAL INFORMATION

**Local Authority** – North Yorkshire Council

**Council Tax** – Band Exempt

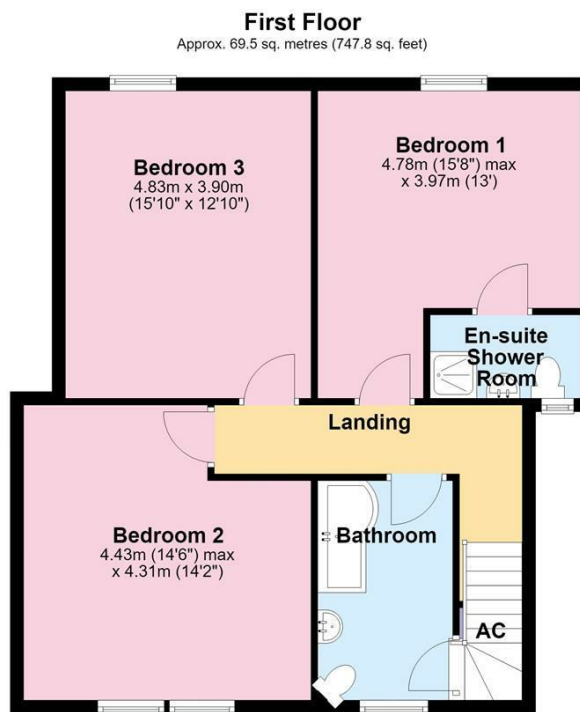
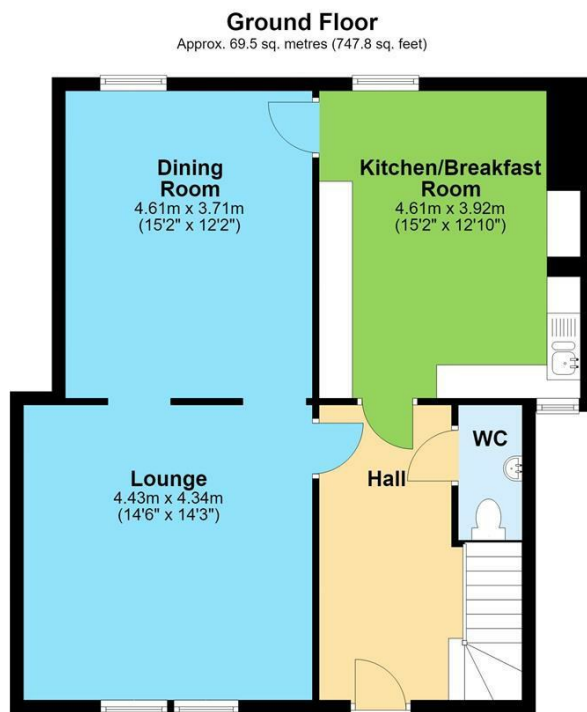
**Viewings** – By Appointment Only

**Floor Area** – 1495.00 sq ft

**Tenure** – Freehold







Total area: approx. 138.9 sq. metres (1495.6 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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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