

Central Chambers
Market Place
Leyburn
North Yorkshire
DL8 5BD

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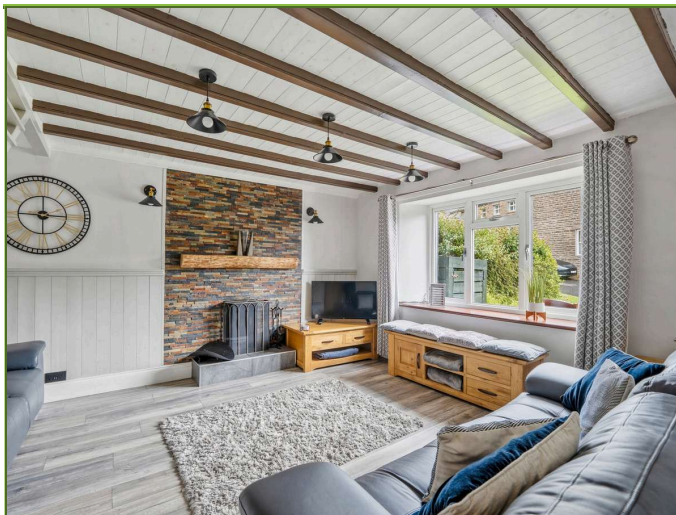
Leyburn 01969 622936
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"For Sales In The Dales"



Wharton Cottage, Main Street, Askrigg, DL8 3HX

Guide Price: £270,000



- Charming Cottage Situated In Askrigg
- Village Amenities Within Walking Distance
- Generous Living Accommodation
- Living Room With Open Fire
- Spacious Kitchen Diner
- Three Well-Proportioned Bedrooms
- Modern Family Bathroom
- Enclosed Rear Patio Garden
- Excellent Holiday Let Potential
- Chain Free Sale

Wharton Cottage, Main Street, Askrigg, DL8 3HX

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Wharton Cottage is a delightful stone-built cottage situated in the highly sought-after village of Askrigg, in the heart of the Yorkshire Dales National Park.

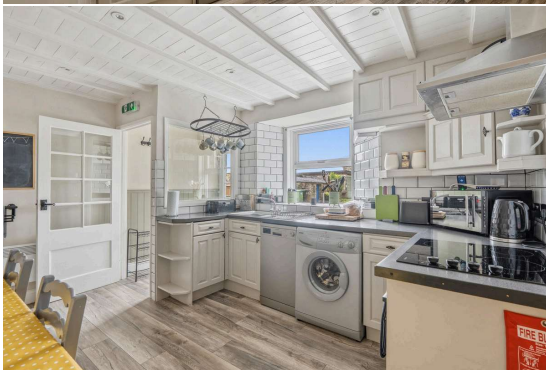
Askrigg is a picturesque and thriving village surrounded by rolling countryside and an abundance of scenic walking routes. The village benefits from a range of amenities including three welcoming public houses, an Ofsted-rated 'Good' primary school, a village shop and a historic parish church. The nearby market town of Hawes, approximately five miles away, offers a wider selection of independent shops, cafés and everyday services, whilst Leyburn, around twelve miles distant, provides further amenities including secondary schooling, healthcare facilities and a variety of retailers. The area is renowned for its natural beauty and attractions, with Aysgarth Falls, Bolton Castle and the Wensleydale Railway all within easy reach, making Askrigg an excellent location for those seeking a rural lifestyle.

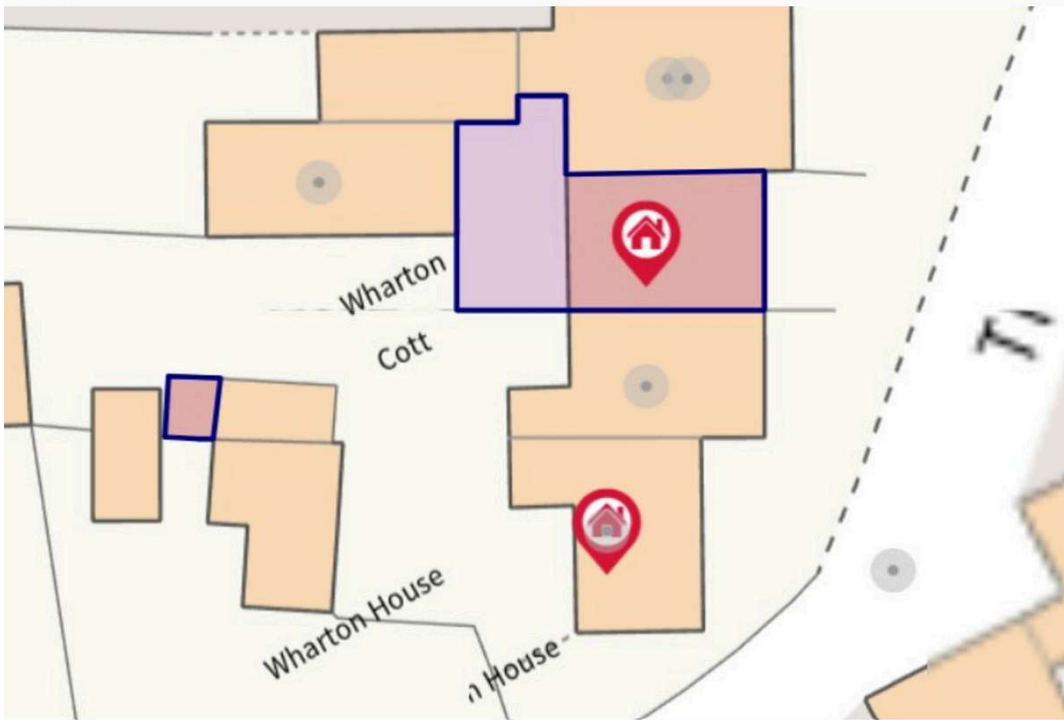
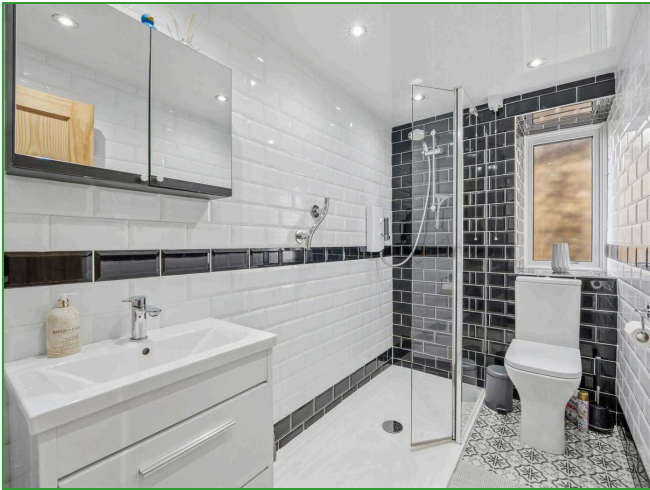
The accommodation is arranged over two floors and offers well-proportioned living space throughout. To the ground floor, a spacious living room is situated to the front of the property, whilst to the rear there is a kitchen diner providing an ideal space for everyday living and entertaining. The ground floor accommodation is further complemented by a useful cloakroom/WC and a rear entrance hall.

To the first floor are three bedrooms, comprising two doubles and a single bedroom, together with a well-appointed house bathroom.

Externally, the property enjoys an attractive setting with parish land to the front, over which rights of way exist. This area is currently maintained by the vendors of Wharton Cottage. To the rear is a pleasant patio garden featuring established flowerbeds and mature shrubs, creating an inviting outdoor space for relaxation and enjoyment.

Wharton Cottage represents a rare opportunity to acquire a charming Yorkshire Dales cottage with an established holiday letting history in one of the region's most desirable villages. It would also make an ideal first home, holiday retreat or investment property, offering character, practicality and an enviable village setting within the Yorkshire Dales.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Material Information

Postcode: DL8 3HX

Council Tax Band: C

Energy Performance Band: E

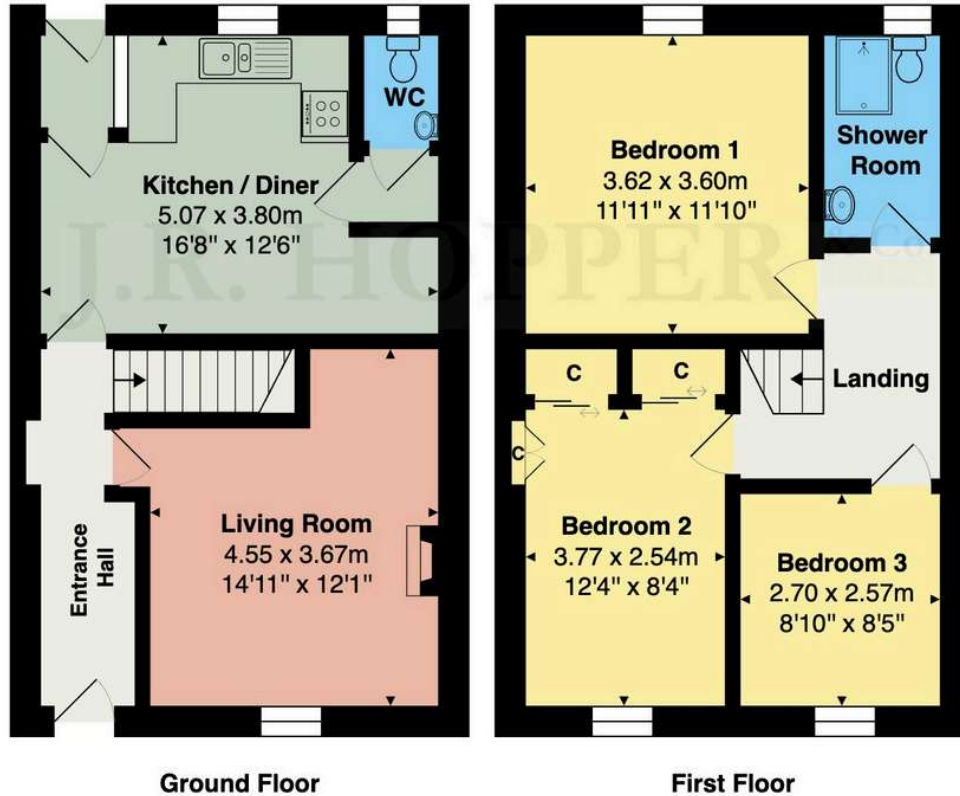
Local Authority: North Yorkshire Council

Tenure: Freehold



Wharton Cottage, Askrigg, DL8 3HX

Total Area: 88.7 m² ... 954 ft²



Floor plan produced for J.R. Hopper & Co by Abide Studios.
All measurements, floor areas, openings and orientations are approximate and provided for illustrative purposes only.
The plan is not to scale and has been prepared solely for marketing purposes.
Interested parties should make their own enquiries and rely on their own inspection as to its accuracy.

View our interactive brochure online for additional
photos, videos, floorplans, maps and room
descriptions.



Items in these photographs and tours may not be included in the sale • J. R. Hopper & Co. has not tested services, fixtures, fittings, central heating, gas, and electrical systems. If in doubt, purchasers should seek professional advice • J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective Purchasers. In addition, the Purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure • Viewings by appointment only.