



East House

Appersett, Hawes, North Yorkshire, DL8 3LN



Robin Jessop

A CHARACTERFUL STONE COTTAGE IN A QUIET VILLAGE LOCATION CLOSE TO THE POPULAR MARKET TOWN OF HAWES

- Charming Stone Built Cottage
- Two Bedrooms
- Private Courtyard Garden
- Quiet Position Within the Small Village of Appersett
- A Short Drive from The Market Town of Hawes
- Ideal First Home, Holiday Let or Bolt Hole
- Guide Price: **£225,000**

SITUATION

Hawes 1 mile. Sedbergh 15 miles. Leyburn 16 miles. Ingleton 17 Miles. Kendal 26 miles. Northallerton 35 miles.

Appersett is a small rural village just a short drive or walk from Hawes. Hawes is a popular market town within the Yorkshire Dales National Park which offers a range of shops, cafes, and four public houses as well as the famous Wensleydale Creamery. The location is very popular for tourists and holiday markers all year round. There is also a railway line at Garsdale with regular trains running to Leeds and Carlisle.

DESCRIPTION

East House is a charming character cottage situated in the centre of Appersett. The 17th century cottage retains a wealth of character features throughout including a replicated model of an original, 19th century cast iron range by A G Pickles Yorkshire Range Company and offers comfortable accommodation across two floors. The property is fully double glazed with sash windows.

The property is entered into via stable door leading into the kitchen diner. This features a useful range of units complemented by wooden worktops and a Belfast sink. There are a range of appliances and space for a dining table with a stone staircase leading up to the first floor. Leading through is the living room which has an impressive cast iron range, stone flagged floor and a beamed ceiling with exposed floorboards. A single bedroom with ensuite bedroom completes the ground floor.

To the first floor is a spacious double bedroom which enjoys views towards Hawes, also with an ensuite bathroom featuring a cast iron



claw foot bath.

The property is complemented externally by a private patio area with flowers and shrubs enclosed within dry stone wall boundaries. This makes a delightful space to enjoy the peaceful surroundings and is a suntrap during the summer months. To the side there is off road parking available and usefully an outside tap installed for boot washing. The property would make an excellent started home, holiday home or holiday let in the Yorkshire Dales.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950.

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser, it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.

[///series.riskiest.describes](https://what3words.com/series.riskiest.describes)

FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band A.

SERVICES

Mains electricity. Mains water. Mains drainage. Broadband connection available.

LOCAL AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD Tel: 01609 780780

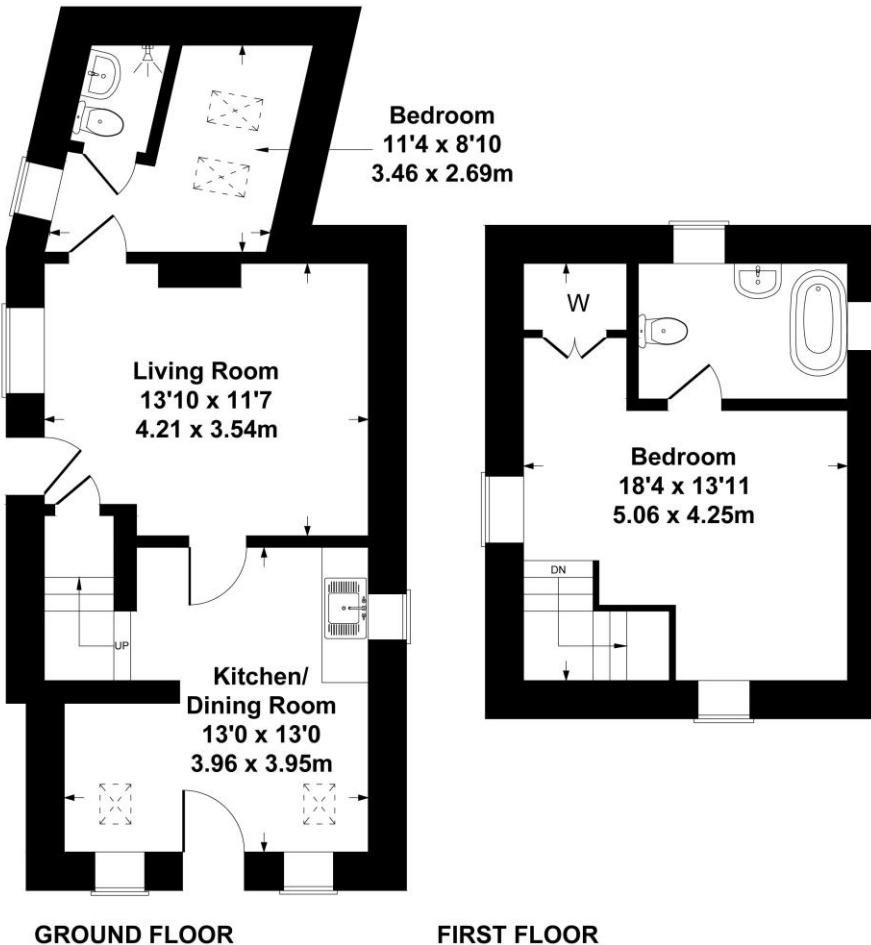
LOCAL PLANNING AUTHORITY

Yorkshire Dales National Park Authority, Yoredale, Bainbridge, Leyburn, North Yorkshire, DL8 3EL. Tel: 01969 652300



East House, Apperset

Approximate gross internal area 63 sq m - 674 sq ft



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E		
(21-38)	F	39	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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