



## HOBSONS COTTAGE

FREEMINGTON, SWALEDALE, DL11 6AR

**£210,000**  
**FREEHOLD**

A Well Presented Upside Down Semi Detached Cottage enjoying a tucked away location and lovely views, conveniently located for Reeth. Established Holiday Let History. Entrance Porch, Open Plan Living Room/Kitchen, 2 Bedrooms, Bathroom/WC, Electric Heating. EER F25. NO ONWARD CHAIN.

**NORMAN F. BROWN**

Est. 1967



# HOBSONS COTTAGE

• TUCKED AWAY UPSIDE DOWN  
COTTAGE • 2 BEDROOMS • PRIVATE PATIO  
WITH VIEWS • WELL  
PRESENTED • ESTABLISHED HOLIDAY LET  
HISTORY • CLOSE TO REETH • NO  
ONWARD CHAIN



## DESCRIPTION

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## ENTRANCE PORCH

Recessed shelves. Window to rear. Entrance door to Front. Door to Living Room/Kitchen.

## LIVING ROOM/KITCHEN

Tiled surrounds, stainless steel sink unit with mixer tap, laminate work surfaces, cream cupboards and drawers, built in electric oven with 4 ring electric hob and cooker hood over, fridge space, plumbing for washing machine, airing cupboard containing hot water cylinder, 2 ROINTE electric heaters, 2 loft hatches, stairs down to Inner Hallway. Windows to front and rear. Door to Entrance Porch.

## INNER HALL

ROINTE electric heater, stairs up to Living Room/Kitchen. Doors to Bedroom and Bathroom/WC.

## BEDROOM 1

ROINTE electric heater. Windows to front and rear. Door to Inner Hallway.

## BEDROOM 2

ROINTE electric heater. Windows to front and rear. Door to Inner Hallway.

## BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, electric shaver point with light, panelled bath with electric

shower over, extractor fan, wc, chrome heated towel ladder, electric heater, ceramic tiled floor. Window to front. Door to Inner Hallway.

## OUTSIDE

Good sized two tier private patio with lovely views.

## SERVICES

Mains electricity, water and drainage.

## GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 240176 and NYK 313267.

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 – 18784446

Particulars Prepared – March 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.

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## ADDITIONAL INFORMATION

**Local Authority** – North Yorkshire Council

**Council Tax** – Band Exempt

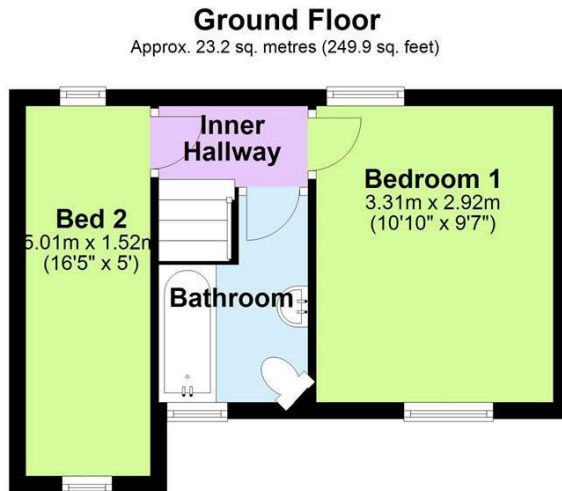
**Viewings** – By Appointment Only

**Floor Area** – 464.90 sq ft

**Tenure** – Freehold







Total area: approx. 43.2 sq. metres (464.9 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>                            |                         | 81        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            | 25                      |           |
| (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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