





WEST COTTAGE DRAYCOTT HALL

FREMINGTON, SWALEDALE, DL11 6AW

£370,000

FREEHOLD

A Spacious Grade II Listed Terraced Property of Character with Large Private Walled Garden within an attractive courtyard setting close to Reeth. Entrance Hall, Lounge, Kitchen/Dining Room, Utility Room/WC, 4 Bedrooms, Family Bathroom/WC, Parking for 2 Cars, Large Private Rear Walled Garden, Electric Central Heating, Part Double Glazing. Council Tax Band E. EER G17.

NORMAN F.BROWN

Est. 1967

WEST COTTAGE DRAYCOTT

• 4 BEDROOMS • SPACIOUS • CHARACTER • L PRIVATE WALLED GARDEN • PARKING FOR 2 CARS • COURTYARD SETTING • CLOSE TO REETH • NO ONWARD CHAIN





DESCRIPTION

A Spacious Grade II Listed Terraced Property of Character with Large Private Walled Garden within an attractive courtyard setting close to Reeth. Entrance Hall, Lounge, Kitchen/Dining Room, Utility Room/WC, 4 Bedrooms, Family Bathroom/WC, Parking for 2 Cars, Large Private Rear Walled Garden, Electric Central Heating, Part Double Glazing. Council Tax Band E. EER G17.

ENTRANCE HALL

Two radiators, understairs cupboard, cloak cupboard, slate tiled floor, stone stairs to first floor with double glazed door on stairwell to Rear Garden. Doors to Lounge, Utility Room/WC and Kitchen/Dining Room. Double glazed entrance door to front. Window to side.

LOUNGE

Oak boarded floor, wood burning stove with stone hearth, shelved cupboard, radiator. Sash windows to front. Door to Hall.

KITCHEN/DINING ROOM

Tiled surrounds, double ceramic sink unit with mixer tap, marble effect laminate work surfaces, light grey cupboards and drawers, built-in double electric oven and 5 ring calor gas hob with stainless steel extractor hood over, built in dishwasher, built in fridge and freezer, island unit with dark grey cupboards, radiator, terracotta tiled floor, wall lights. Sash window to front. Double glazed window to rear. Double glazed external door to front. Door to Entrance Hall.

UTILITY ROOM/WC

Wash hand basin with cupboard below, wc, radiator, extractor fan, plumbing for washing machine, slate tiled floor. Window to side. Door to Hall.

LANDING

Storage cupboard. Doors to Bedrooms and Bathroom/WC.

BEDROOM 1

Fitted wardrobes, oak boarded floor, radiator. Sash window to front. Door to Landing.

BEDROOM 2

Radiator, fitted overhead cupboards. Sash window to front. Door to Landing.

BEDROOM 3

Fitted wardrobe, radiator. Sash window to front. Door to Landing.

BEDROOM 4

Pine boarded floor, ceiling beam, recessed shelves, radiator. Widow to side. Double glazed window to rear. Door to Landing.

BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, panelled bath with shower mixer attachment, corner shower cubicle with electric shower, wc, pine boarded floor, radiator, airing cupboard with hot water cylinder, loft hatch. Door to Landing. Sash window to front. Door to Landing.

OUTSIDE

TO THE FRONT

Parking.

LARGE PRIVATE WALLED REAR GARDEN

Comprising lawn, stone flags, vegetable beds, summerhouse, greenhouse stone built work room with power connected (potential study/workshop), 3 stone built stores and further stone built store.

SERVICES

Mains electricity and water. Shared septic tank drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 399549. The property is Grade II Listed.

Local Authority - North Yorkshire Council – Tel: 0300 1312131 www.northyorks.gov.uk

Broadband and Mobile Phone Coverage – please check using

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

Property Reference – 18841802

Particulars Prepared – October 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.

WEST COTTAGE DRAYCOTT















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ADDITIONAL INFORMATION

Local Authority – North Yorkshire Council

Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1664.00 sq ft

Tenure – Freehold

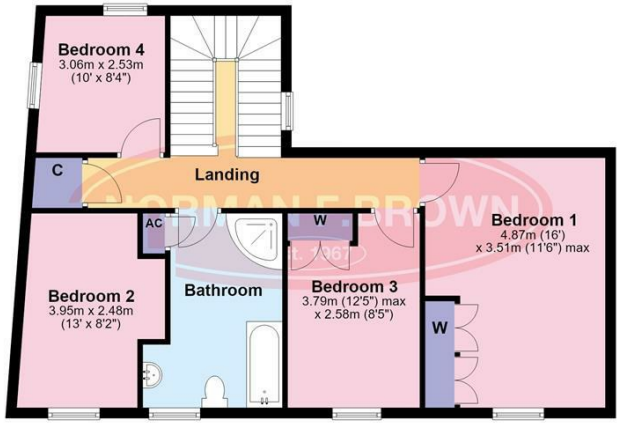




Ground Floor
Approx. 86.8 sq. metres (934.1 sq. feet)

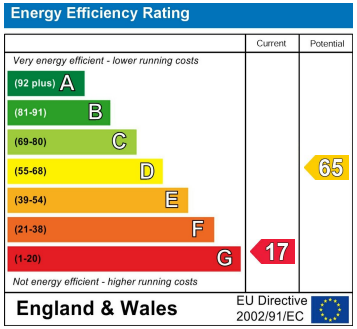


First Floor
Approx. 67.8 sq. metres (730.2 sq. feet)



Total area: approx. 154.6 sq. metres (1664.3 sq. feet)





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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