



5 & 6 Silver Street, Reeth, North Yorkshire, DL11 6SP
Offers in the region of £300,000



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Great LIFESTYLE LIVE-WORK OPPORTUNITY - Central Period Property IDEAL for 'Owner-proprietor' ARTISTS, CRAFTSPEOPLE, EPICUREANS, ARCHITECTS etc. HUGE 213sqm (2,293sqft) of accommodation including 4 Double BEDROOMS & 2 BATHROOMS, 2 RECEPTION ROOMS, KITCHEN, Back-KITCHEN & PANTRY; 3 Commercial Areas: SHOP, Prep-ROOM & (Currently) BAKERY. Patio Garden & 3.74m x 2.71m/12'3" x 8'10" OUTBUILDING. Electric heating & open fires.

Reeth IS the heart of Swaledale - a market 'village' in the Yorkshire Dales National Park gathered around large Greens. There are 3 public houses, a restaurant & tea rooms, a primary school, village shops, a bakers, a church, a village hall & medical centre, a hairdresser, post office AND a weekly market. STUNNING Scenery, great walks & cycling, fly fishing & a great community - VIEWING RECOMMENDED.

ENTRANCE HALL

SITTING ROOM 4.34m plus bay x 3.92m (14'2" plus bay x 12'10")

Open fire place with side nooks. Bay window to front. window onto Silver Street.

DINING ROOM (TEA ROOM) 4.37m x 2.80m (14'4" x 9'2")

Currently the tea room with a stone open fireplace, nook cupboard & window to front.

BACK-KITCHEN 3.60m x (2.81m max) 2.00m (11'9" x (9'2" max) 6'6")

Fitted floor units & sink. Staircase (No.2) to first floor with useful under-stair storage cupboard. Open to:

REAR PORCH

Door to outside.

INNER HALL 3.60m x 2.20m (11'9" x 7'2")

Staircase (No.1) to first floor with useful under-stair storage cupboard. Door to outside.

KITCHEN 3.59m x 2.68m (11'9" x 8'9")

Bay window & recessed & sink, nooks & exposed stone features.

PANTRY 2.60m x 1.04m (8'6" x 3'4")

'The old part' with stone flagged floor, stone shelves & Yorkshire sliding sash window to side.

'THE COMMERCIAL PART'

Current SHOP (AREA 1) 4.78m x 3.56m (15'8" x 11'8")

Service door & display windows to front & side onto Silver Street, built in service counter & display shelving.

PREP-ROOM (AREA 2) 3.51m x 3.37m (11'6" x 11'0")

BAKERY (AREA 3) 4.12m x (3.46m max) 2.71m (13'6" x (11'4" max) 8'10")

Complete with ovens, hot cupboard etc, stainless steel units & sink (SAV). Door to rear & Rear Porch & window to side.

Staircase No. 1 & FIRST FLOOR LANDING

An open area with recessed window to the rear.

Double BEDROOM 1. 4.34m x 4.12m (14'2" x 13'6")

Cast iron feature fireplace & recessed window to front with views over Harkerside.

Double BEDROOM 2. 4.34m x 3.97m (14'2" x 13'0")

Cast iron feature fireplace, nook cupboard & recessed window to front with views over Harkerside.

BATHROOM (1) 3.57m x 2.80m (11'8" x 9'2")

Panelled bath, washbasin & WC; built-in airing cupboard & recessed window to the rear.

Staircase No. 2 & FIRST FLOOR LANDING

Double BEDROOM 3. 4.58m x 3.58m (15'0" x 11'8")

Recessed window to front with views over Harkerside.

Double BEDROOM 4. 3.47m x 3.31m max (11'4" x 10'10" max)

Recessed window to the rear.

BATHROOM (2) 2.58m x 1.95m (8'5" x 6'4")

Panelled bath, washbasin, WC & recessed window to the rear.

OUTSIDE REAR

Yard area & useful 3.71m x 2.71m/12'2" x 8'10" OUTBUILDING with strip-lighting, power & plumbing for a washing machine. The property has a beneficial pedestrian right of access to the rear yard from Silver Street.

NOTES

- (1) Freehold
- (2) The Residential part of the property comes under Council Tax Band B
- (3) Business Rates: Current Rateable Value (1st April 2023 to present) £5,300. NB: Small Business Rate Relief is 100% for properties with a rateable value under £11,999. This applies if you occupy only 1 property with a rateable value of under £15,000, or you occupy one main property with a rateable value of under £15,000 & other additional properties. Each additional property must have a rateable value of £2,899 or less & the total rateable value of all your properties is £19,999 or less. Small business rate relief is only available for occupied properties. You must be the ratepayer or a person authorised to act on behalf of the ratepayer to submit an application for small business rate relief.
- (4) EPC - (House) TBC & (Bakery) TBC
- (5) Modern electric 'radiators' & 2 hot water cylinders.



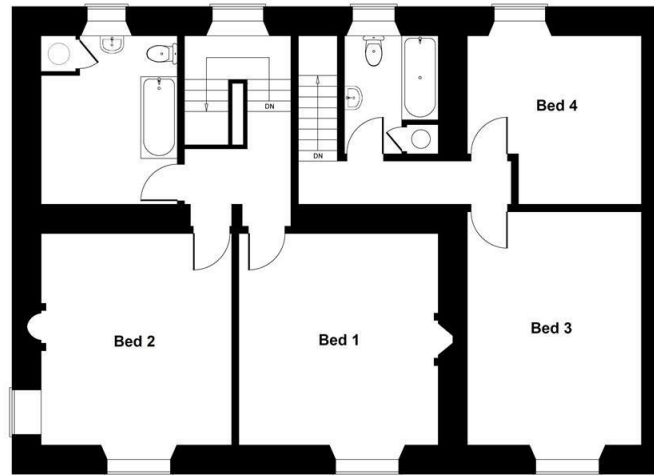
OFFERS IN THE REGION OF £300,000



GROUND FLOOR (& Commercial Area)

5-6 Silver Street, Reeth

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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FIRST FLOOR

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		43
(21-38) F		
(1-20) G	1	
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

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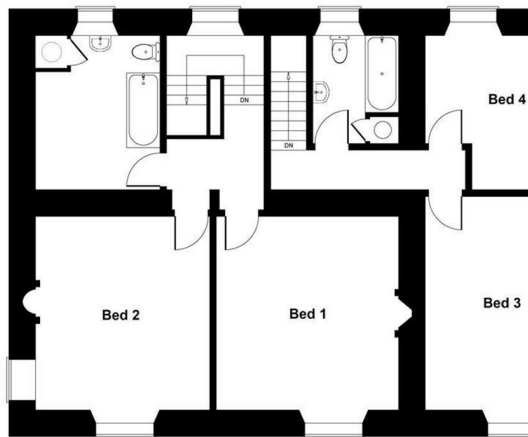




FLOOR (& Commercial Area)

5-6 Silver Street, Reeth

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FIRST FLOOR

