



IVY COTTAGE
Reeth, Richmond

IVY COTTAGE

Richmond, North Yorkshire, DL11 6SF

An attractive and well-presented, semi-detached property situated in the centre of Reeth, with stunning views over the village green and towards Fremington Edge.

ACCOMMODATION

The property has been well-maintained and renovated to create a successful Bed and Breakfast business, but would equally be suitable as a comfortable Dales family home.

There are two reception rooms, a neutral kitchen, utility, ground floor bedroom with en suite shower room, as well as a home office. To the first floor, there are three neutrally-decorated double guest bedrooms, all of which benefit from their own private en suite.

Externally, there is a small yard housing the oil tank and a well-built bike store to the side of the property.



GSC GRAYS

PROPERTY • ESTATES • LAND

15 High Street, Leyburn, North Yorkshire, DL8 5AQ

01969 600120

leyburn@gscgrays.co.uk

GSCGRAYS.CO.UK

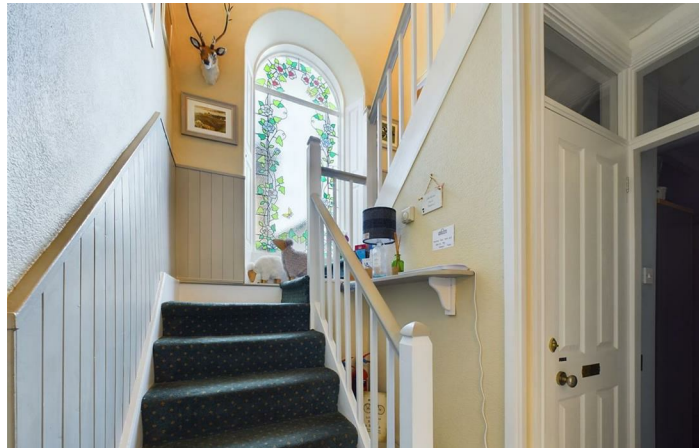


Situation and Amenities

Reeth is set in the heart of the Yorkshire Dales National Park, in sought after Swaledale, The village has a number of amenities including; village shop, post office, GP surgery, bakery, several public houses, restaurants, cafés, speciality shops and a primary school and the Dales Bikes Centre. Reeth is ideally situated for those looking to enjoy the spectacular scenery and countryside of the Yorkshire Dales.

Further amenities are available in the market towns of Leyburn, 8 miles and Richmond, 11 miles, where there are many excellent local and artisan shops, a weekly outdoor market, filling station, dentist, primary and secondary schools and a sixth form colleges. Leyburn is also home to Tennants Auctioneers on the eastern outskirts of the town.

The area benefits hugely from tourism and has good communications and relatively easy access from the A1 at Catterick. The nearest train station is at Northallerton (about 26 miles) with a regular service on the east coast main line to York, Newcastle, London or Edinburgh. Leeds Bradford is the nearest international airport but there are an increasing number of services now being offered from Durham Teesside airport.





Accommodation Comprises: Ground Floor

An entrance porch leads into the main hallway, which provides access to the reception rooms, kitchen and ground floor w.c. There is a staircase to the first floor, a dining room with bay window overlooking the village green and a sitting room with an open fire and window seat.

The kitchen has a range of units with white high-gloss frontage and a Range-style cooker. There is also a separate utility with plumbing for a washing machine/tumble dryer as well as an office/storage room situated to the opposite side of the hallway. The office provides access to the ground floor en suite shower room, leading into the ground floor double bedroom, which would be ideal for multi-generational living.

First Floor

To the first floor, there are three double bedrooms, all of which benefit from lovely views along with well-maintained en suite bathroom and shower rooms.

Externally

The property has a storm porch and raised, stone-flagged areas for pots. The rear yard houses the oil tank and there is a useful storage/bike shed to the side.



Services

The property is served by oil-fired central heating with mains water, electricity and drainage.

Viewings

Strictly by appointment with GSC Grays. Telephone: 01969 600120.

Tenure

The property is believed to be offered freehold with vacant possession on completion.

Local Authority

North Yorkshire County Council. Council tax band C.

Particulars and Photographs

Particulars prepared September 2023.

Photographs taken September 2023.



Ivy Cottage Reeth, Richmond, Yorkshire, DL11 6SF

Approximate Gross Internal Area
1539 sq ft - 143 sq m



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.

Produced by Potterplans Ltd. 2023

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC
		76
	47	



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan are a general guide only and do not form any part of any offer or contract.
2. All descriptions including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition / repair or otherwise, nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the view the property.