



VICTORIA HOUSE, GUNNERSIDE
Richmond



GSC GRAYS
PROPERTY • ESTATES • LAND

VICTORIA HOUSE, GUNNERSIDE

Richmond, North Yorkshire, DL11 6LD

A beautifully presented cottage, situated in the heart of the highly desirable village of Gunnerside in Swaledale. Originally two separate cottages, the property has been skilfully combined by the current owner and comprehensively renovated to an exceptional standard throughout.

The accommodation offers three generous double bedrooms and three well-appointed bathrooms, complemented by a superb open-plan living and kitchen area, a separate sitting room and a practical boot room.

Externally, the property enjoys a charming balcony and a small patio area, ideal for relaxing and taking in the characterful surroundings of this picturesque Dales village. With no formal gardens, it presents an ideal low-maintenance “lock-up-and-leave” home.

Offered to the market with no onward chain, this is a rare opportunity in a prime village setting.



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Situation and Amenities

The tranquil village of Gunnerside is set in the heart of the Yorkshire Dales National Park, in Swaledale. With a thriving village pub, café, blacksmiths museum and primary school, Gunnerside is ideally situated for those looking to enjoy the spectacular scenery and countryside of the Yorkshire Dales.

The nearby village of Muker (3 miles) also has a village pub, village shop and gift shop and is home to the famous Swaledale Woollens and Muker Silver Band. It is a well-known stop-off point on the Pennine Way walk and the Coast to Coast also passes close by.

Gunnerside is situated near the well-loved village of Reeth (6 miles), with various independent shops, weekly markets, GP surgery, galleries, cafes and pubs, with the market town of Leyburn (15 miles) offering further amenities including a secondary school, Tennants auction house and dentists.

There is access to the A1 at Catterick (19 miles) and the A66 (21 miles) at Brough. There are further amenities in Richmond (16 miles) and mainline train stations are at Darlington and Northallerton.

Please note that all distances are approximate.



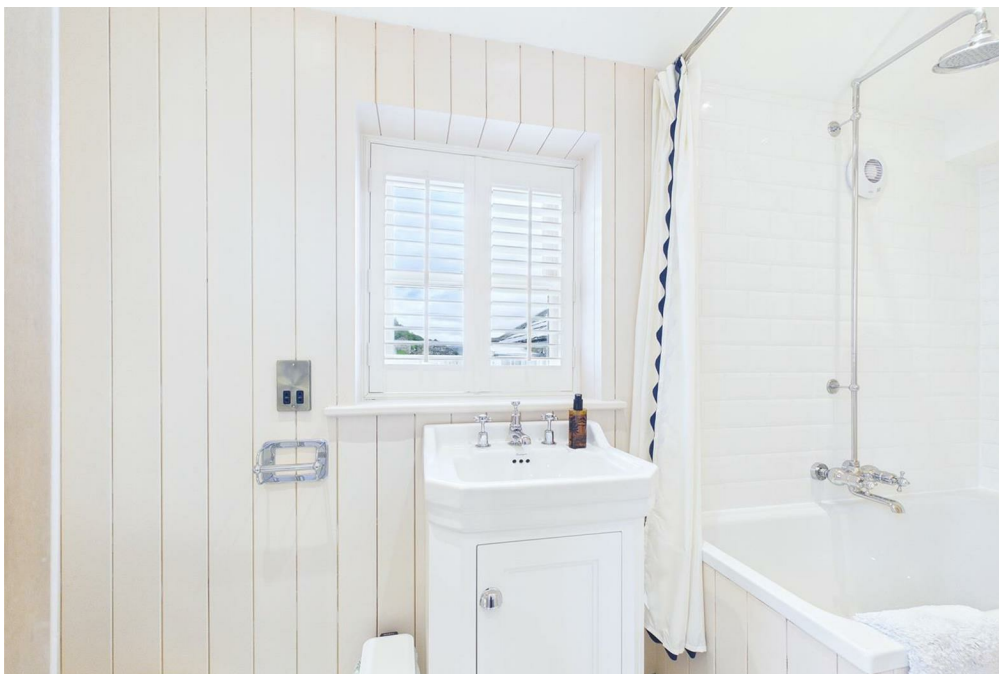


Accommodation

The main entrance door leads into a utility/boot room which has a lovely stone-flagged floor, wooden cupboards and two windows providing views across the Dale. Steps lead up to the ground floor sitting room, which has a window to the side, stairs to the first floor and a feature fireplace with log-burner and stone hearth.

The ground floor bedroom is a double with a shuttered window to the side and two arched doors opening out to a small patio. This room also benefits from an en suite, which has a step-in shower, low-level w.c, Victorian-style hand wash basin with cupboard underneath, shaver point and a window to the side.

The first floor landing opens up in a warm and comfortable living, dining and kitchen area with glorious views across the Dale. There is a wood-burning stove with a stone hearth, exposed floorboards and a door out to the balcony. The high-specification kitchen has an acrylic sink and draining unit, fitted slimline dishwasher, fitted oven, electric hob with extractor fan over, fitted fridge and freezer and a range of floor and wall-mounted units.



From the kitchen, there is a staircase up to the second floor and a corridor leading along to two bedrooms, one of which has a dual aspect with shuttered windows and an en suite bathroom, which has a panelled bath with shower above, vanity hand wash basin, a shuttered window to the side and a heated towel rail.

There is a further shower room with a step-in shower, low-level w.c, hand wash basin.

To the second floor, there is a double bedroom with some restricted head height, two Velux windows and eaves storage.

Externally

There is a small patio area to the front of the property to sit out and enjoy along with a balcony to watch village life go by.

Tenure

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

Viewings

Strictly by appointment with GSC Grays. Telephone: 01748 829 217.

What 3 Words location [///squeaks.gifts.lawns](http://squeaks.gifts.lawns)

Local Authority

North Yorkshire Council. Council tax band C.

Services

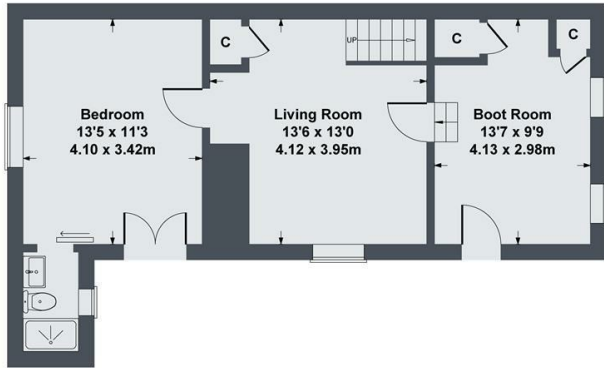
Mains electricity, water and drainage.

Particulars and Photographs

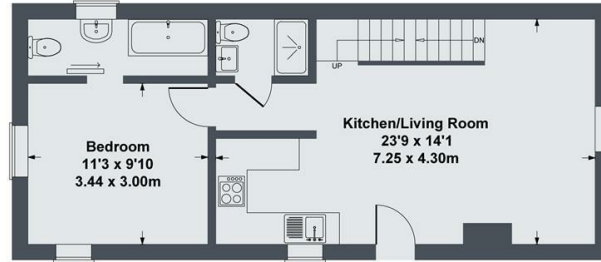
Particulars prepared and photographs taken May 2026.

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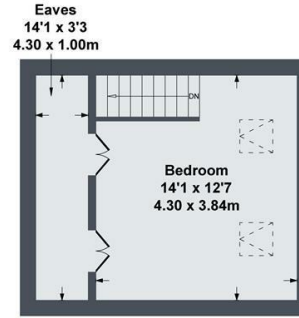
Approximate Gross Internal Area
1206 sq ft - 112 sq m
(Excluding Eaves)



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

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. 2026

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		
	47	62
England & Wales	EU Directive 2002/91/EC	



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