



, Gunnerside, DL11 6LE

£240,000



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ENTRANCE HALL – LIVING ROOM – KITCHEN
DINER – UTILITY – WC/UTILITY – 3 BEDROOMS
– BATHROOM/WC – EN-SUITE SHOWER/WC –
FRONT TERRACE – STORE – GRAVELLED &
PAVED AREA TO THE SIDE CURRENTLY USED
FOR PARKING

ELECTRIC HEATING
DOUBLE GLAZING

The property extends to.....

ENTRANCE HALL:

With glazed panelled entrance door, beamed ceiling, stripped wood flooring and glazed door to....

LIVING ROOM:

11'5" x 13'9" (3.48m x 4.19m)

A good-size living room with window to the front, period fireplace with inset multi-fuel stove, beamed ceiling, understairs cupboard, alcove shelving, stripped wood flooring and staircase to first floor.

KITCHEN DINER:

15'8" x 7'8" (4.78m x 2.34m)

Fitted with range of units in beech finish with worksurfaces, sink unit, tiled surrounds, built-in fridge, single oven, ceramic hob, panelled door and window to the side.

UTILITY:

4'11" x 8'8" (1.50m x 2.64m)

Again with window to the side.

WC/UTILITY:

(5'8" x 8'9") A useful utility area with sink unit, power points, plumbing points for washing machine and WC.

LANDING:

BEDROOM 1:

11'5" x 13'8" (3.48m x 4.17m)

A double bedroom having cast-iron feature fireplace, walk-in cupboard and window to front with views over the village and hills beyond.

BATHROOM/WC:

6'5" x 7'8" (1.96m x 2.34m)

Newly fitted bathroom suite having bath with shower over, wash-hand basin, WC, airing cupboard, stripped wood flooring and panelled surrounds and window to side.

BEDROOM 2:

8'1" x 10'9" (2.46m x 3.28m)

(8'1" x 10'9") Again, a good size bedroom with "Velux" style roof window.

UPPER BEDROOM 3:

14'2" x 18'1" overall (4.32m x 5.51m overall)

A substantial additional bedroom having feature open trussed ceiling and exposed beams, with store cupboard and "Velux" style roof window.

EN-SUITE SHOWER/WC:

With shower cubicle, wash-hand basin, WC and tiled surrounds.

FRONT TERRACE:

Flagged raised forecourt terrace with neat stone walling, external lamp and the original feature "post box".

SIDE TERRACE:

To the side is a gravelled and paved area currently used for parking.

STONE OUTHOUSE:

With light and power.

VILLAGE AMENITIES:

Gunnerside is close to the river Swale with local pub, church, primary school, tearoom, active village hall and community garden (pictured).

FINER INFORMATION

- Tenure: Freehold
 - Services: The property is connected to mains electricity, water and drainage.
 - Broadband & Mobile: Broadband connected at the property currently via Reeth Rural Radio Network with mobile coverage via EE. Please check the Ofcom website for suppliers available.
 - Council Tax Band: D
 - EPC Rating: E
 - Heating: Electric heating + Multifuel stove
- * Note: Greystones is currently operating as a successful holiday let.



Road Map



Hybrid Map



Terrain Map



Floor Plan

Greystones, Gunnerside, DL11 6LE



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

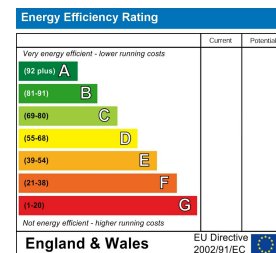
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Viewing

Please contact our Richmond Office on 01748 822 525 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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