



14 High Street, Gilling West

Offers in the region of £399,950

An excellent opportunity to acquire an early 18th Century Grade II listed cottage in need of refurbishment with the benefit of an Annexe to the rear that provides garaging and a studio flat. The cottage features two reception rooms, a shower room and a kitchen to the ground floor, with three double bedrooms and a bathroom to the first floor. The Annexe comprises a garage/workshop to the ground floor with a very well presented studio flat to the first floor. Externally there is a courtyard garden and stone piggeries. Being offered CHAIN FREE, an early inspection is strongly recommended!

21 Market Place, Richmond, North Yorkshire, DL10 4QG

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Entrance Hall:

Accessed through a timber panelled door and having parquet flooring and a radiator.

Living Room:

4.59m x 3.54m

With a radiator, a TV point, a fireplace housing a gas fire with stone surround and a sliding sash window to the front of the property.



Bedroom/Sitting Room/Dining Room:

4.62m x 3.33m

Currently used as a bedroom, but also perfect as an additional reception room, and having a fireplace, exposed beams, a radiator and a sliding sash window to the front of the property.



Kitchen:

3.80m x 2.96m

Fitted with a range of units and having an electric hob, recessed shelving with a feature stone arch, a radiator and a sliding sash window.

A timber panelled door gives access to the rear courtyard.



Shower Room/Utility Room:

2.96m x 2.90m

Fitted with a WC, a wash hand basin, a Belfast sink and a shower cubicle housing a Mira shower. There is a radiator and a sliding sash window to the courtyard.

First Floor Landing:

With a window to the rear of the property.

Bedroom:

4.61m x 3.64m

A double bedroom with a fireplace, a radiator, a vanity unit with wash hand basin and a sliding sash window.



Bedroom:

4.58m x 4.48m

A double bedroom with a radiator, a fireplace, fitted wardrobes and a sliding sash window.

Bedroom:

3.02m x 2.88m

With a radiator and a sliding sash window to the rear of the property.

Bathroom:

3.71m x 3.03m

Fitted with a bath with a shower over, a WC and a wash hand basin. There is a radiator and a sliding sash window to the rear of the property.

External

To the rear of the property there is a low maintenance courtyard garden with planted border and access to The Stable Annexe

The Stable Annexe

The ground floor features a pair of timber doors to the back lane and a door to the courtyard. It is ideal as a garage, workshop or offers scope for additional living space for the upper floor flat subject to consents. A staircase leads to the upper floor.



There upper floor has been converted to a character studio flat which comprises a large open plan living area with a kitchen, a seating area and a log burning stove. There are three windows to the with open countryside views, and a window to the rear of the property.



The shower room is fitted with a large shower enclosure, a WC and a wash hand basin.

A fixed ladder leads the mezzanine sleeping area.



Across the access track are a set of single storey piggeries which provide excellent storage.



Additional Information

The postcode is DL10 5JF.

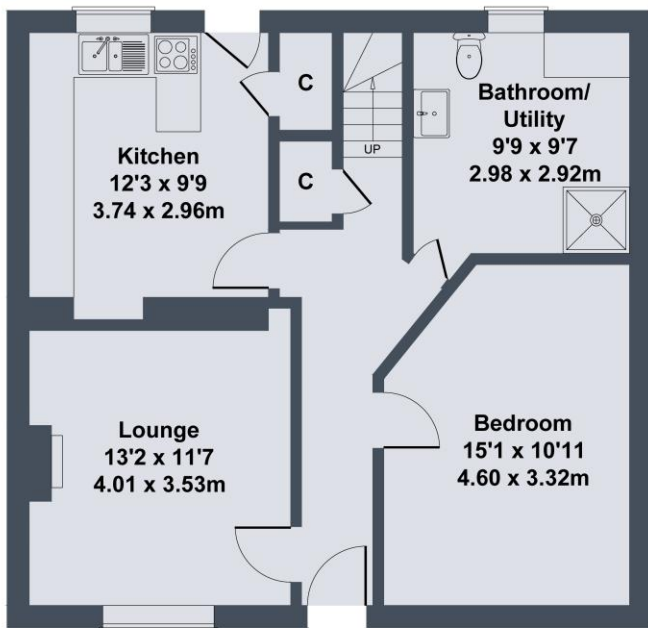
The Council Tax Band for the Cottage is E and the Flat is Council Tax Band A.

Both the Cottage and the Annexe have oil fired central heating via independent boilers.

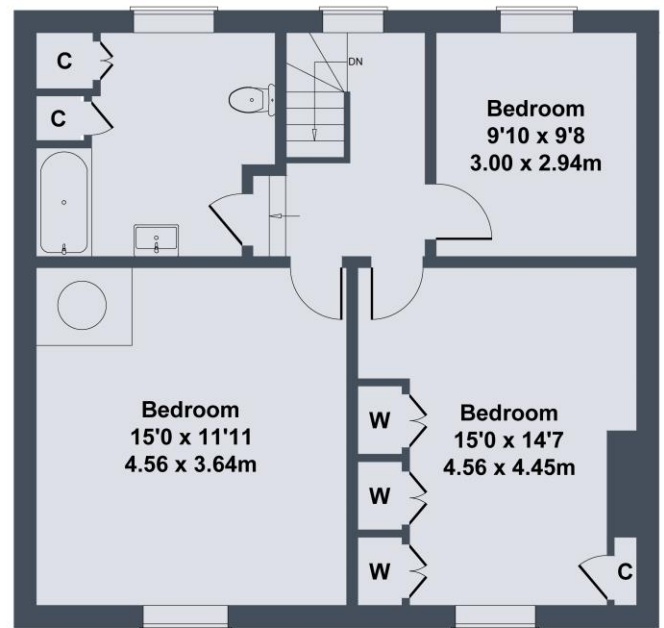


Floorplan

14 High Street, Gilling West, DL10 5JF



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. 2022

Viewing Arrangements - by appointment with Irvings Property Ltd

Property Misdescriptions Act 1991 - PLEASE NOTE CAREFULLY

These particulars have been prepared for guidance only. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.