



## East Cottage, Booze, Arkengarthdale

Offers Over £300,000

Forming part of the Hamlet of Booze, situated close to the Upper Dales village of Langthwaite, East Cottage is a generous stone built character cottage which benefits from stunning views over Arkengarthdale and beyond. The well planned living spaces comprise a living room, a dining room, a kitchen and a shower room to the ground floor, with three bedrooms and a bathroom to the first floor. Externally there is a gravelled parking area, and a South East facing garden with far reaching views. Being offered CHAIN FREE, an early inspection is strongly advised!

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

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## **Entrance Hall:**

Accessed through a timber door, the hallway has a slate floor and an electric heater.

## **Kitchen:**

2.67m x 2.49m

Fitted with a range of wall and base units with complimenting countertops. There is an electric cooker point, plumbing for a washing machine and dishwasher, space for a fridge freezer, an electric heater and a double glazed window.



## **Dining Room:**

4.57m x 4.27m

A generous room proving ample space for dining and having exposed ceiling beams, an electric heater, slate flooring, a door to the garden and a double glazed window with extensive views.



The central focus of the room is the feature fireplace which has a stone surround and a cast iron stove.



## **Living Room:**

4.57m x 4.27m

A lovely room set around a stone fireplace with a cast iron stove. There is a TV point, exposed ceiling beams, an electric heater and a double glazed window with open views.



## **Inner Hall:**

With slate flooring and stairs to the first floor.

## **Shower Room:**

Fitted with a WC, a wash hand basin and a shower enclosure. There is an electric heater and a double glazed window.

### **First Floor Landing:**

With loft access and an airing cupboard.

### **Bedroom:**

4.57m x 4.27m

A double bedroom with exposed beams, an electric heater and a double glazed window with stunning views.



### **Bedroom:**

4.57m x 4.27m

A double bedroom with exposed beams, an electric heater and a double glazed window with far reaching views.

### **Bedroom:**

2.62m x 2.44m

A double bedroom with an electric heater and a double glazed window.



### **Bathroom:**

Fitted with a white suite that comprises a bath with a shower attachment, a WC and a wash hand basin. There is an electric heater and a double glazed window.



### **External**

To the rear of the property there is a gravelled parking area which provides parking for two cars. A set of steps lead down to the property. A gated path leads to the front of the property.

There are two stone built stores (5.65m x 2.70m & 1.52m x 1.14m)

The South East facing front garden borders open countryside and benefits from extensive views of the Fells and Arkengarthdale. The garden is lawned with planted borders.



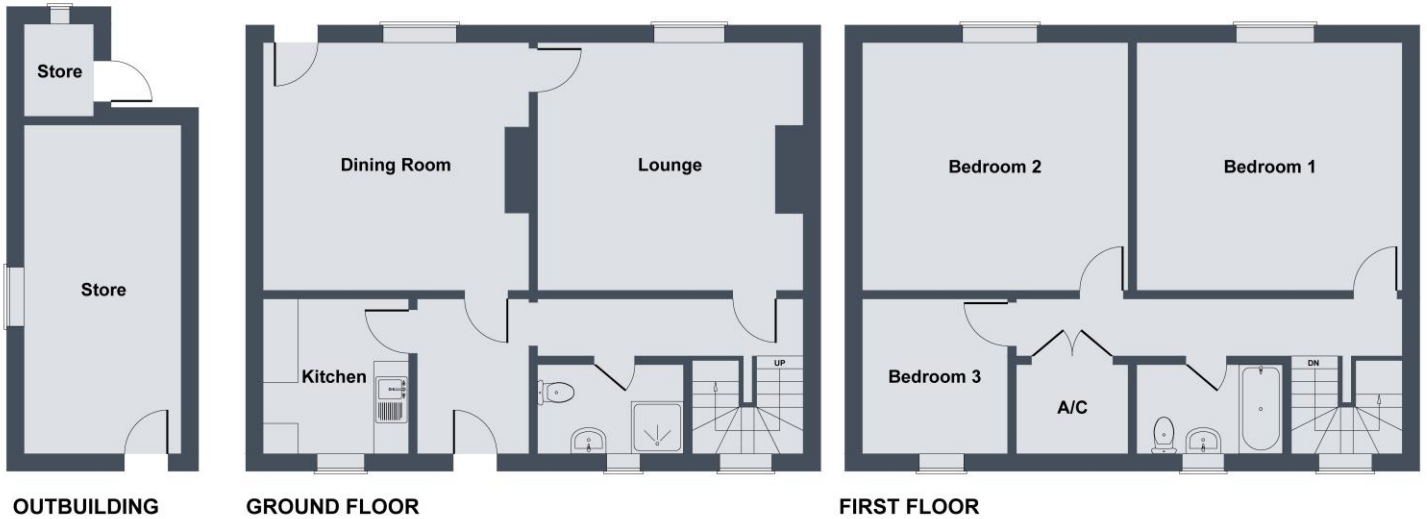
### **Additional Information**

The postcode is DL11 6EY and the Council Tax Band is B.

The property has a septic tank which is located in the garden of Tomlin House next door.

There is a pedestrian right of way to the rear of the property for the neighbouring property Primrose Cottage.

**East Cottage, Booze, Arkengarthdale**



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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