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*"For Sales In The Dales"*  
01969 622936

## Abbotscott, Brecon Bar, Askrigg



- Detached Bungalow in Elevated Position
- Glorious Views
- Quiet yet Convenient Location
- 2 Double Bedrooms
- Bathroom & Separate WC
- Lounge with Stove & Dining Room
- Kitchen & Utility Garden Room
- Oil Central Heating
- Double Glazing
- Private Parking
- Garage
- Lovely Gardens to Front & Rear

**Offers Around £285,000**



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# Abbotscott, Brecon Bar, Askrigg

## DESCRIPTION

Abbotscott is a detached bungalow in the quiet hamlet of Breconbar between the popular villages of Askrigg and Bainbridge. It sits in an elevated position and enjoys glorious south-facing views to the hills at the front and over open fields to the fells to the rear.

Askrigg is a picturesque village with its ancient village cross, notable church and cobbled central green". It has a primary school, village store, cafe, deli, gift shop and 3 good pubs as well as a number of B&B's and an excellent community life. Similarly, Bainbridge offers a good pub, chapel, village shop, independent butcher, tearoom, primary school and a beautiful village green with children's play park.

The current owner has made significant improvements to the property with replacement soffits & gutters, quality double glazing throughout, upgraded wiring and central heating boiler and the installation of a multi-fuel stove in the living room. Abbotscott would now benefit from some internal decoration and refurbishment.

The accommodation comprises two double bedrooms both with wardrobes, bathroom with separate WC, living room with multi-fuel stove, dining room, kitchen and utility garden room. There is oil central heating & double glazing throughout.

Outside there is ample private gated parking and a single garage. The front garden is south facing and terraced with lawn, patio paving, trees and shrubs and enjoys beautiful views over the dale. To the rear is a gently sloping garden with lawn & trees, enjoying open views over the fields to the hills.

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<b>HALL</b>	Entrance hall. Fitted carpet. Radiator. Large coat cupboard. Airing cupboard housing hot water cylinder. Loft access. Glazed front door. Frosted window to sitting room.
<b>LOUNGE</b>	14' 6" x 11' 0" (4.42m x 3.35m) South facing front room. Fitted carpet. Coved ceiling. Radiator. TV and telephone points. Attractive stone fireplace with multi fuel stove. Large window with superb views.
<b>DINING AREA</b>	10' 6" x 8' 4" (3.2m x 2.54m) Fitted carpet. Coved ceiling. Radiator. Cupboard. Double glazed window to west. Could be knocked through to kitchen to enable good dining kitchen.
<b>KITCHEN</b>	10' 4" x 8' 9" (3.15m x 2.67m) Fitted kitchen. Range of wall and base units. Double bowl stainless steel sink. Electric cooker point. Plumbed for automatic washing machine. Radiator. Telephone point. UPVC window to rear with lovely views up the garden.

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- UTILITY PORCH** 11' 3" x 6' 3" (3.43m x 1.91m) UPVC double glazed utility porch. Concrete floor. Wash basin. Range of cupboards. Space for fridge/freezer. Door to garden. Beautiful views over garden to field.
- BEDROOM 1** 13' 9" x 12' 0" (4.19m x 3.66m) Front double bedroom. Fitted carpet. Fitted wardrobe. Radiator. Window with lovely views to south.
- BEDROOM 2** 11' 0" x 9' 9" (3.35m x 2.97m) Rear double bedroom. Fitted carpet. Radiator. Single fitted wardrobe. Wash basin. Window overlooking the garden.
- BATHROOM** 9' 4" x 5' 5" (2.84m x 1.65m) Fitted carpet. White suite with bath. Shower cubicle with modern electric shower. Wash basin. Electric heater. Double glazed window to rear.
- SEPARATE WC** Fitted carpet. WC. Extractor fan. Window.
- OUTSIDE**
- FRONT** Steps up to the bungalow with south facing views. Flagged terrace patio garden. Flower beds, shrubs & trees.
- REAR** Gently sloping lawned rear garden backing on to open fields. Lovely views. Lean to garden shed to side. Oil tank. Oil central heating boiler.
- GARAGE** 14' 3" x 9' 1" (4.34m x 2.77m) Good dry single garage or workshop. Concrete floor. Up and over door. Electric power & light. Window to side.
- PARKING** Space for up to 3 cars in the drive.

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## GENERAL

<b>Photographs &amp; Virtual Tours</b>	Items in these photographs and tours may not be included in the sale.
<b>Viewing</b>	By appointment. We aim to accompany viewings 7 days a week.
<b>Local Authority</b>	Richmondshire District Council
<b>Planning Authority</b>	Yorkshire Dales National Park (01969 652349)
<b>Council Tax Band</b>	Band should be confirmed by the Purchaser prior to purchase.
<b>Tenure</b>	Freehold

## AGENT NOTES

J. R. HOPPER & Co. has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice.

## OFFER PROCEDURE

J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective Purchasers. In addition the Purchaser will be required to provide information regarding the source of funding as part of our Offer handling procedure

## FINANCIAL ADVICE

Buying your own home can be a complicated and confusing business especially with so many different schemes being offered by the High Street Building Societies and Banks. Why not find out which mortgage is best for you by speaking to our own **Independent Financial & Mortgage Advisor?** There is no obligation or cost and we can help even if you are buying from other agents. To make an appointment, please call – 01969 622936

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

## CONVEYANCING

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## MARKET APPRAISALS

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## ON THE MARKET

To see all our properties in the Yorkshire Dales first, register at [jrhopper.com](http://jrhopper.com) and [onthemarket.com](http://onthemarket.com)

## J. R. HOPPER & Co.

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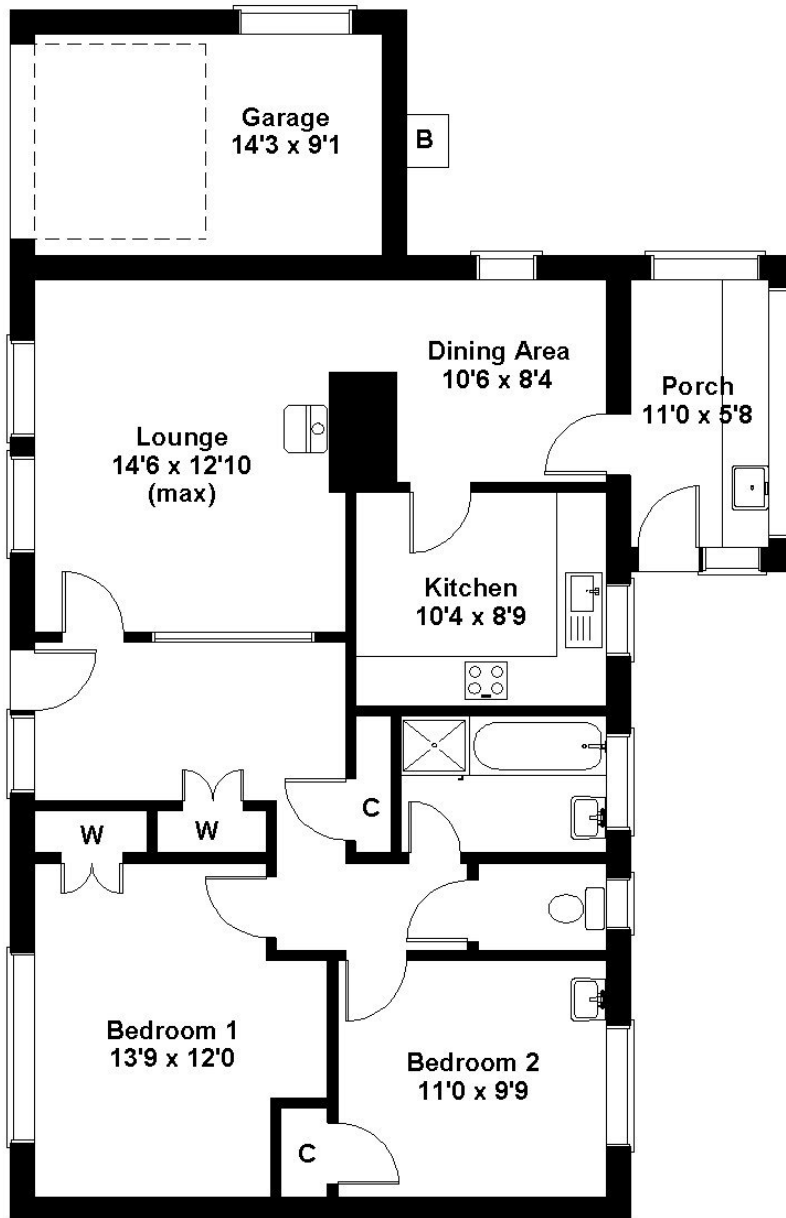
## ENERGY PERFORMANCE CERTIFICATE

**Property:** Abbotscott, Brecon Bar, Askrigg, Leyburn, North Yorkshire, DL8 3DZ

**Energy Efficiency Rating Current 54 Environmental Impact Rating Current 49**

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### 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. 2016

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