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"For Sales In The Dales"
01969 622936

3 Yore Mill Cottages, Aysgarth



- Grade II Listed Cottage In Popular Location
- Views To Waterfall
- 4 Bedrooms
- Lounge
- Dining Room
- Kitchen
- House Bathroom & Ensuite Shower Room
- Oil Central Heating
- In Need Of Renovation
- Parking Space
- Ideal Family, Holiday Or Second Home
- Chain Free

Offers Around £190,000



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3 Yore Mill Cottage, Aysgarth

DESCRIPTION

Yore Mill cottage is a characterful 4 bedroom property, situated in the close vicinity of the ever popular Aysgarth Falls in the heart of the Yorkshire Dales.

Aysgarth Falls has attracted visitors for over 200 years. William Wordsworth, John Ruskin and J M W Turner have all recognised The Falls' outstanding beauty. The Falls were used as a location in the Kevin Costner film Robin Hood, Prince of Thieves. It is undoubtedly a 'tourist hotspot'. They are located in close proximity to the busy A684 tourist road in a central position between Leyburn and Hawes.

Aysgarth itself is a popular village with an excellent range of amenities. It has 2 pubs, shop with garage, church, chapel, doctors and village hall. There are excellent walks in all directions including The Pennine Way, Coast to Coast and The Dales Way. The popular Herriot Way walking route starts in Aysgarth.

To the ground floor of the property is a large spacious lounge, kitchen and a generous dining room with feature stone fireplace. The first floor offers 4 bedrooms, 3 of which are double, House bathroom and an ensuite shower room.

Externally, there is a small gravel area to the front and a parking space for 1 car, to the side of the property.

Unfortunately the cottage is in need of full renovation throughout, due to a burst pipe. Never the less, the property retains its character and charm, with solid wood doors, beams and an open stone fireplace. Oil central heating has been plumbed in, but is currently not active.

Yore Mill would make an ideal holiday, family or second home in a lovely location. Viewing is essential.

GROUND FLOOR

LOUNGE	15' 9" x 12' 3" (4.8m x 3.73m) Concrete floor. Feature fireplace. 2 Under stairs cupboards. Radiator. Window to side and front.
DINING ROOM	15' 9" x 12' 3" (4.8m x 3.73m) Wood floor. Feature fireplace with multi fuel stove. Radiator. Window and door to front.
KITCHEN	15' 9" x 6' 11" (4.8m x 2.11m) Tiled floor. Modern kitchen with good range of base units. Electric oven with hob and extractor hood. Boiler. Large window to rear.

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FIRST FLOOR

LANDING Staircase. Fitted carpet. Beamed ceiling. Radiator.

BEDROOM 1 15' 9" x 13' 0" (4.8m x 3.96m) Large double bedroom. Wood floorboards. Beamed ceiling. Radiator. Window to side and front with views over to the falls.

ENSUITE- Tiled floor. WC. Wash basin. Shower cubicle.

BATHROOM Tiled floor. Part wood panel walls. WC. Wash basin. Bath. Radiator. Built in cupboard. Part frosted window to front.

BEDROOM 2 16' 6" x 8' 1" (5.03m x 2.46m) Double bedroom. Fitted carpet. Beamed ceiling. Window to front with views over the falls.

BEDROOM 3 12' 4" x 7' 5" (3.76m x 2.26m) Good single bedroom. Fitted carpet. Radiator. Window to front with views over the falls.

BEDROOM 4 9' 3" x 7' 9" (2.82m x 2.36m) Single bedroom. Fitted carpet. Radiator. 2 Windows to rear.

OUTSIDE

FRONT Small gravelled area.

SIDE Parking for 1 car.

SERVICES Septic tank.

3 Yore Mill Cottage, Aysgarth

GENERAL

Photographs & Virtual Tours	Items in these photographs and tours may not be included in the sale.
Viewing	By appointment. We aim to accompany viewings 7 days a week.
Local Authority	Richmondshire District Council (01748 829100)
Planning Authority	Yorkshire Dales National Park (01969 652349)
Council Tax Band	Band should be confirmed by the Purchaser prior to purchase.
Tenure	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

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J. R. HOPPER & Co.

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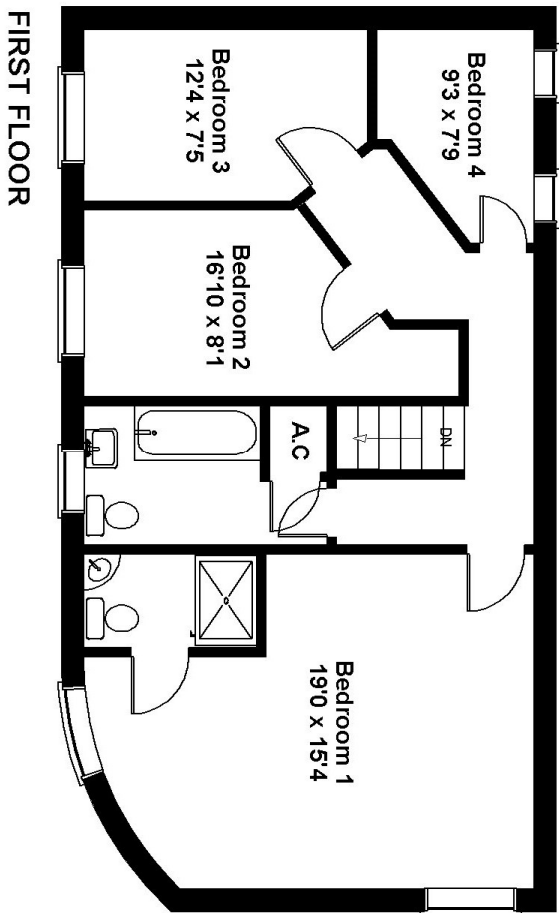
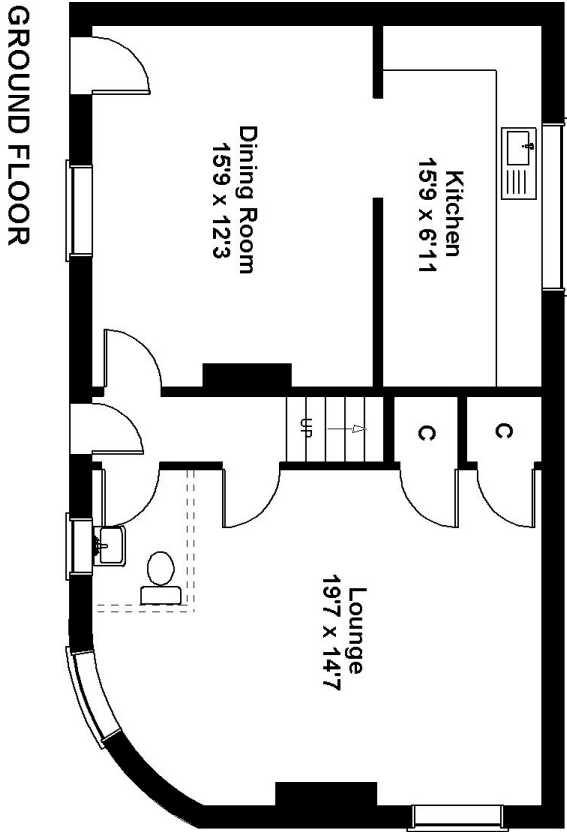
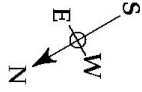
ENERGY PERFORMANCE CERTIFICATE

Property: 3 Yore mill cottages, Aysgarth, Leyburn, North Yorkshire, DL8 3SR

Energy Efficiency Rating Current 48 Environmental Impact Rating Current 54

3 Yore Mill Cottage, Aysgarth

3 Yoremill, Aysgarth



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

3 Yore Mill Cottage, Aysgarth

