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"For Sales In The Dales"
01969 622936

Liverpool House, Gunnerside



- Character Cottage In Village Location
- Lounge With Multi Fuel Stove In Impressive Surround
- Kitchen
- Two Bedrooms
- Family Bathroom
- Night Storage Heating
- South Facing Patio Garden
- Stone Outbuilding
- Nice Views
- Ideal Bolt Hole Or Investment Property

Offers Around £175,000



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Liverpool House, Gunnerside

DESCRIPTION

Liverpool House is a lovely characterful cottage sat in an elevated position within in a popular village location in Swaledale.

Gunnerside sits close to the River Swale and has a pub, Church, primary school, tearoom and active village hall. The nearby market towns of Reeth & Hawes are 6 & 10 miles respectively where there are a range of amenities including shops, doctor's surgeries, pubs, weekly produce markets and tourist attractions.

The property has a cottage feel with its beamed ceilings, stone alcoves and character features. The lounge is a good size with an impressive stone fireplace surrounding the multi fuel stove. On the ground floor there is also the small but functional kitchen. Upstairs there are two bedrooms, one being a double, and a good sized family bathroom.

Outside the patio is south facing and its elevated position allows for views across to the fells. There is also a stone outbuilding which is ideal for storage.

Liverpool House would make a lovely first home, bolt hole or a great investment property.

GROUND FLOOR

HALLWAY	Fitted carpet. Beamed ceiling. Night storage heater. Fuse boxes. Window to side. Doors to lounge and kitchen.
KITCHEN	5' 5" x 5' 11" (1.65m x 1.8m) Stone flagged floor. Beamed ceiling. Base units. Electric oven and hob. Fridge. Open alcove to lounge. Window to front.
LOUNGE	13' 2" x 18' 11" (4.01m x 5.77m) Fitted carpet. Beamed ceiling. Multi fuel stove set in a stone surround fireplace with stone hearth. Night storage heater. Storage cupboard. Access door to stairs out to the rear of the property. Stairs to first floor. Window to side.

FIRST FLOOR

BEDROOM 1	9' 6" x 14' 1" (2.9m x 4.29m) Fitted carpet. Beamed ceiling. Night storage heater. Stone shelving. Alcove. Feature fireplace. Window to front.
BEDROOM 2	5' 7" x 9' 4" (1.7m x 2.84m) Fitted carpet. Beamed ceiling. Night storage heater. Window to rear.
BATHROOM	5' 11" x 9' 1" (1.8m x 2.77m) Tiled floor. Bath with electric shower over. Hand wash basin. WC. Half tiled walls. Storage cupboard. Night storage heater. Window to front.

OUTSIDE

PATIO GARDEN	Stone flagged south facing garden. Nice views to the fells.
STONE OUTBUILDING	Ideal storage space for bikes, fuel etc.

Liverpool House, Gunnerside

REAR OUTBUILDING

This is no longer standing but could be rebuilt, planning permitting, and is accessed via the steps through the lounge.

Liverpool House, Gunnerside

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
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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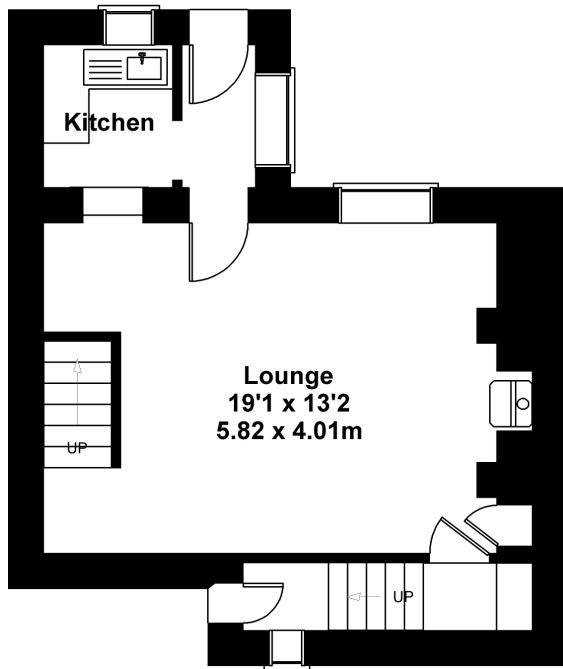
ENERGY PERFORMANCE CERTIFICATE

Property: Liverpool House , Gunnerside, Richmond, North Yorkshire, DL11 6LA

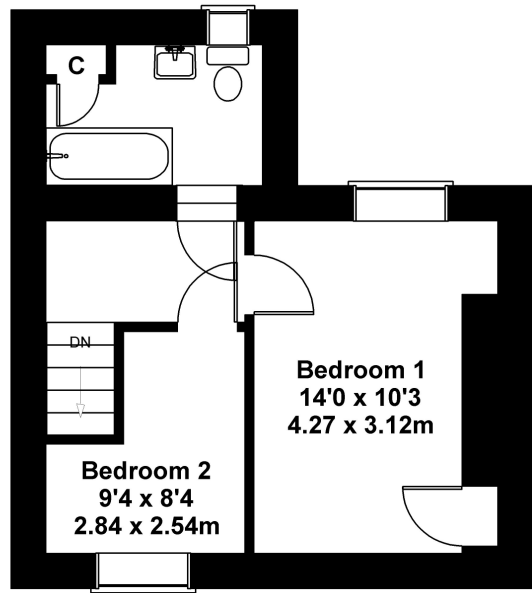
Energy Efficiency Rating Current 41 Environmental Impact Rating Current 29

Liverpool House, Gunnerside

Liverpool House



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. 2017

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