

Hawes 01969 667744
Leyburn 01969 622936
www.jrhopper.com

J.R. HOPPER & Co. EST. 1886

Market Place, Leyburn
North Yorkshire DL8 5BD

Bentham 01524 262044
Settle 01729 825311
London 02074 098451
leyburn@jrhopper.com

"For Sales In The Dales"
01969 622936

Curlew Cottage, Carperby



- Lovely Upside Down Barn Conversion
- 2 Double Bedrooms
- 2 Ensuite WC's
- Shower Room
- Kitchen Diner
- Large Lounge
- Character Features
- Electric Storage Heating
- Multi Fuel Stove
- Small Patio Area
- Off Road Parking For 1 Car
- Lovely Village Location
- Ideal Bolt Hole In The Dales
- Currently Run As A Successful Holiday Cottage
- Viewing Essential

Offers Around £199,950



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Curlew Cottage, Carperby

DESCRIPTION

Curlew Cottage is a superb example of an upside down barn conversion in the heart of the North Yorkshire Dales, It is located in the picturesque village of Carperby.

This pretty village is located in the northern part of the Yorkshire Dales National Park. The local pub 'The Wheatsheaf Inn,' is famous as the "Honeymoon Inn" of the real James Herriott, Alf Wight. The location is excellent for exploring Wensleydale in particular but all the Dales are here on your doorstep, it's an ideal area for anyone who loves to walk, cycle or has an interest in wildlife. Nearby Leyburn offers shops, pubs, tea-rooms and restaurants. Hawes, again closeby, has craft and antique shops as well as the famous Wensleydale Creamery and the Ropemakers. There are beautiful walks and views in all directions from the cottage Aysgarth Falls and Bolton Castle are just short walk from the property.

The ground floor consists of two double bedrooms both with ensuite WC's, and a shower room. On the first floor we have a lovely kitchen diner and a large light lounge with multi fuel stove, with views across the valley.

Externally there is a small patio and lawn area and some original stone steps, and off road parking for 1 car.

The property is currently being run as a holiday cottage through Yorkshire Holiday Cottages, this property would continue to be a lovey holiday cottage or a private bolt hole in the Dales.

Viewing is advised.

GROUND FLOOR

ENTRANCE HALL Tiled floor. Night storage heater. Stair case. Under stairs storage. Front door.

BEDROOM 1 14' 00" x 10' 1" (4.27m x 3.07m)(AVG) Fitted carpet. Beamed ceiling. Night storage heater. Cupboard. Window to the rear.
Ensuite WC - Tiled floor. WC. Hand basin. Towel rail. Under floor heating. Extractor fan

BEDROOM 2 10' 8" x 8' 2" (3.25m x 2.49m) Fitted carpet. Night storage heater. Ceiling beam. Window to the front.
Ensuite WC - Tiled floor. WC. Hand basin. Electric towel rail. Under floor heating. Window to the side.

SHOWER ROOM 7' 0" x 4' 11" (2.13m x 1.5m) Tiled floor. Shower cubicle with electric shower. Electric towel rail. Under floor heating.

Curlew Cottage, Carperby

FIRST FLOOR

KITCHEN/DINER 13' 8" x 8' 6" (4.17m x 2.59m)(avg) Half carpet and half vinyl floor. Ceiling beams. Wall and base units. Stainless steel sink and drainer. Electric cooker, hob and extractor hood. Night storage heater. 3 Windows on 2 aspects.

LOUNGE 15' 4" x 13' 9" (4.67m x 4.19m)(AVG) Fitted carpet. Ceiling beams. Exposed stone feature wall with multi fuel stove. TV point. Night storage heater. Airing cupboard. Windows on 3 aspects with lovely views across the valley.

OUTSIDE There is a small patio area and some original stone steps.

PARKING Off road parking for 1 car.

Curlew Cottage, Carperby

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

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J. R. HOPPER & Co.

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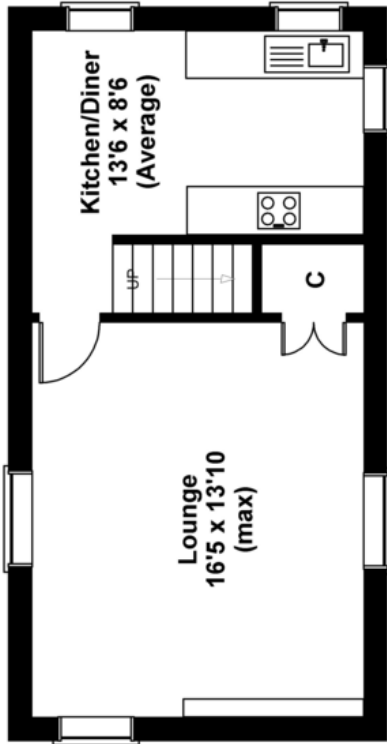
ENERGY PERFORMANCE CERTIFICATE

Property: Curlew Cottage, Carperby, Leyburn, North Yorkshire, DL8 4DA

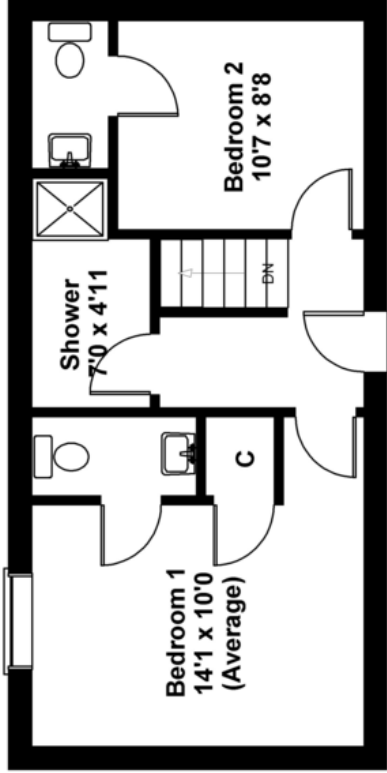
Energy Efficiency Rating Current 34 Environmental Impact Rating Current 11

Curlew Cottage, Carperby

Curlew Cottage



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

Curlew Cottage, Carperby

