



THE CHAPEL COTTAGE BAINBRIDGE
Hawes



GSC GRAYS
PROPERTY • ESTATES • LAND

THE CHAPEL COTTAGE BAINBRIDGE

Hawes, DL8 3EH

An attractive, semi-detached chapel conversion, situated on the village green with elevated views and well-presented accommodation throughout.

ACCOMMODATION

The property is currently used as a second home/holiday let business and therefore offers high quality and well-maintained accommodation suitable for those looking for a permanent, low-maintenance home or those wishing to continue the successful business opportunity.

The versatile accommodation includes a ground floor bedroom with a quality shower room, whilst the main living accommodation is situated to the first floor and includes a bespoke, quality kitchen and cosy living space. To the top floor, there are three further bedrooms along with the house bathroom.

Externally, there is a low-maintenance seating area from which to enjoy the lovely views over the village green.



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Situation and Amenities

The attractive village of Bainbridge, with its traditional village green, lies in the heart of the Yorkshire Dales National Park. Amenities on offer include a primary school, post office, butcher's shop, pub and an award winning restaurant at Yorebridge House.

The nearby market towns of Hawes and Leyburn offer several supermarkets, hotels, public houses, markets and livestock, with secondary schools at both Leyburn and Richmond. There are also private education facilities at Newton le Willows and Sedbergh. Buses connect to Hawes, Leyburn, Bedale and Richmond.

Hawes is 4 miles and Leyburn is 13 miles. Access to A1 North/South at Catterick (22 miles). Mainline train stations at Northallerton (31 miles), Darlington (33 miles) and Garsdale station (11 miles). Airports at Teesside, Newcastle and Leeds Bradford. Please note that all distances are approximate.





Accommodation

The front door leads into the entrance hall, where there are stairs to the first floor. Doors from here lead to the ground floor double bedroom and the shower room, which features a quality and contemporary vanity basin, w.c, corner shower, heated towel rail and connect mirrors; with integrated shaver points and Bluetooth speakers. There is also a useful utility room with plumbing for a washing machine.

The first floor is where the living accommodation is situated with a kitchen, fitted by a local supplier, with quality Charles Yorke units, granite worktops and integrated appliances including an oven, induction hob, dishwasher, fridge and freezer.

The living room has ample space for dining and seating areas, with a dual aspect providing lovely views and allowing plenty of light. The windows have timber shutters and there is a multi-fuel stove with stone surround and hearth.



A staircase leads up to the second floor landing which provides access to three bedrooms, two of which are doubles and all benefit from fitted wardrobes and storage.

The quality house bathroom has contemporary tiling, a panelled bath with shower above, vanity basin, W.C, heated towel rail and connect mirrors; with integrated shaver points and Bluetooth speakers.

Owners Insight- Our Home

Since our permanent home is in the suburbs of South Manchester, which is subject to noise and light pollution, we absolutely adore staying at the cottage for the peace and tranquillity. The new windows block out any noise but we love to lie in bed with the bedroom windows open to hear the birdsong in the morning. At night we often love to lie in the bath and see the stars in the clear night sky. We love the area for the walks, fresh air and fish and chips- there is too much to mention!

Externally

The property is approached with access over the village green. There is an area in front of the property which the current vendors use for parking, along with an enclosed, sheltered, stone-paved seating area. There is also an EV electric car charging point.

Services

Mains water, electric and drainage. Oil-fired central heating. The heating and water system is controlled via a NEST thermostat

Tenure

The property is believed to be offered freehold with vacant possession on completion.

Viewings

Strictly by appointment with GSC Grays. Telephone: 01748 829 217.

Local Authority

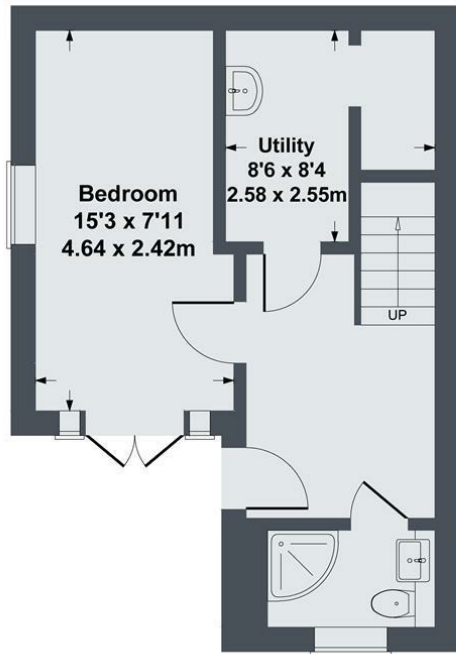
North Yorkshire Council.

Particulars and Photographs

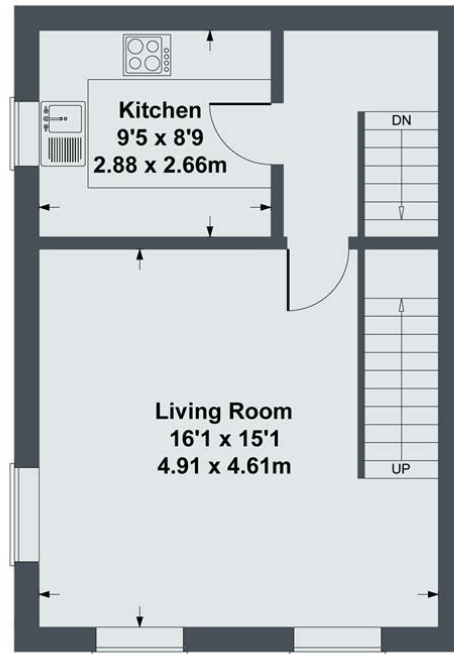
Particulars prepared and photographs taken June 2024.

Chapel Cottage, Bainbridge

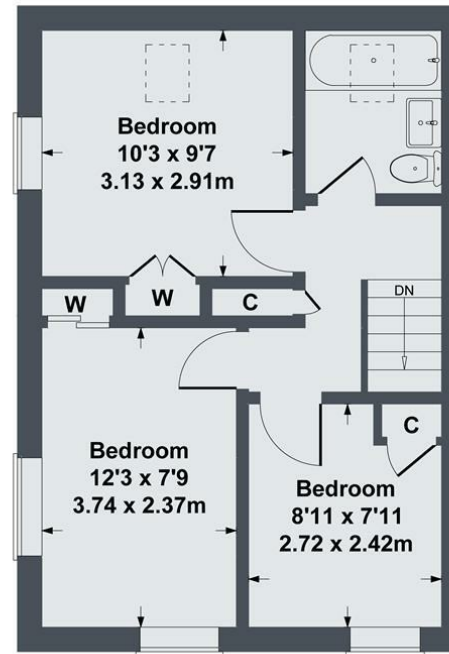
Approximate Gross Internal Area
1076 sq ft - 100 sq m



GROUND FLOOR



FIRST FLOOR



SECOND 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. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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