



WEST COTTAGE  
Fremington, Richmond

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# WEST COTTAGE

Richmond, DL11 6AW

An attractive, Grade II Listed, characterful property situated in a private courtyard with charming features throughout.

## ACCOMMODATION

Situated in the heart of the Yorkshire Dales National Park, West Cottage offers deceptively-spacious accommodation which has been modernised to create contemporary interiors whilst retaining a wealth of character on offer.

There is a traditional entrance hall leading to the living accommodation, which includes a substantial sitting room and dining kitchen. The kitchen has been renewed with contemporary design and appliances, there is also a useful utility/cloakroom. To the first floor, there are four double bedrooms and a substantial house bathroom.

Throughout the property, there are lovely character features including: stone-flagged steps to the staircase, sash windows, a log-burner with stone surround, timber floors and period doors. Externally, there is a surprisingly large walled garden on tiered levels.

The property would make a fantastic permanent or second home from which to explore the surrounding landscape.



**GSC GRAYS**

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## Situation and Amenities

Fremington is an attractive hamlet, set in the heart of the Yorkshire Dales National Park. The Bridge Inn at Grinton, is within walking distance, whilst Reeth is approximately one mile which is well served with a primary school, Doctors' surgery, local shop, tea rooms, public houses and the Dales Bike Centre.

Further amenities are available in the market towns of Leyburn, and Richmond, where there are many excellent local and artisan shops, a weekly outdoor market, filling station, dentist, primary and secondary schools and a sixth form colleges.

With good communications and relatively easy access from the A1 at Catterick. The nearest train station is at Northallerton (about 25miles) with a regular service on the east coast main line to York, Newcastle, London or Edinburgh. Leeds Bradford is the nearest international airport but there are an increasing number of services now being offered from Durham Teesside airport.





## Accommodation

The entrance hall provides access to the living accommodation, which includes a spacious, dual aspect dining kitchen with terracotta flagged flooring, two-tone grey units, integrated appliances and granite worktops as well as rose gold hardware. There is ample space for a large dining table.

The sitting room, also a substantial space, has oak flooring and a lovely log-burning stove with stone surround and hearth. There is also a useful cloakroom/utility with wash hand basin and w.c., with plumbing for white goods.

Stone steps lead up to a half landing which gives access to the rear gardens and has a useful storage cupboard. The main landing has doors to the four double bedrooms along with a substantial storage cupboard. Three of the bedrooms have been fitted with a good range of fitted wardrobes/ storage, whilst the fourth has a dual aspect and is currently used as a home office.

There is also an additional room, accessed from the garden, currently used as a gym, yet would equally make a superb office space.

The large house bathroom has a panelled bath, pedestal basin, corner shower and w.c.



### Externally

The property is approached by a shared access into a cobbled courtyard with two allocated parking spaces and a pathway leading up to the front door.

The rear gardens are enclosed by stone walls and are tiered over two levels with steps from the back door leading to a raised area, currently used as a vegetable patch with substantial border, as well as useful external stores and coal sheds.

The main garden is raised and accessed by stone steps to a substantial lawn with raised beds and a variety of shrubs, ideal for a keen gardener. There is also an additional stone-built store to the rear.

### Owners Insight- Our Home

The property has amazing character with the castellated walls, wood floor and spacious rooms. The garden is amazing and has great views from the top and lots of spaces to watch nature and take in the peace and quiet. The area is fab for walking, biking, pubs and cafes and I love this part of the world. I'm delighted with what I've done with the space, especially the kitchen and lounge which are the heart of the home.

### Services and Other Information

The heating is provided by an electric boiler and is controlled through a hive system, mains electric and water connected. Drainage is to a shared septic tank.

The current owner has modernised the electrics and upgraded some of the external doors and windows.

### 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

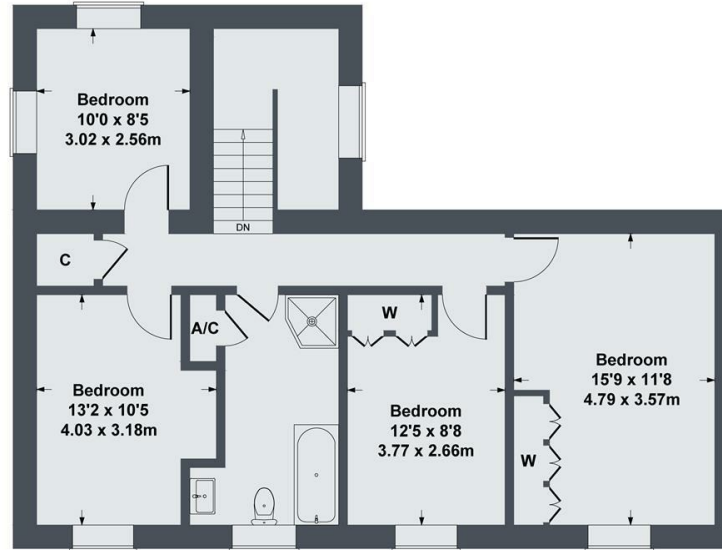
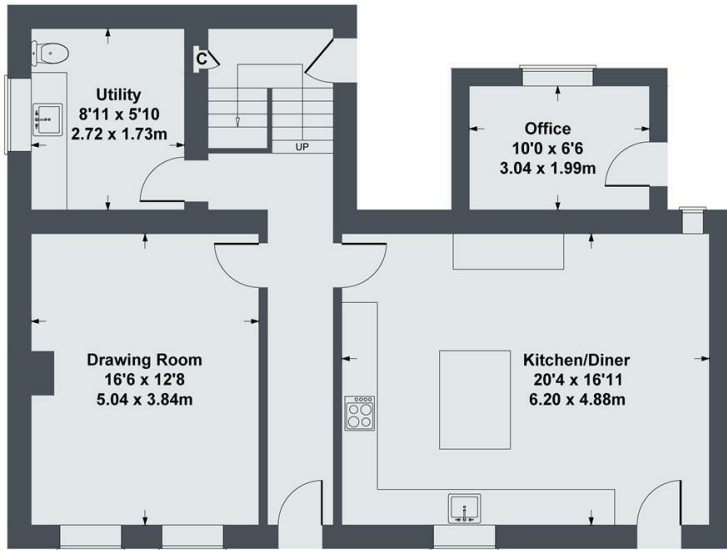
North Yorkshire Council. Council tax band E.

### Particulars and Photographs

Particulars prepared and photographs taken June 2024.

# West Cottage, Draycott Hall, Fremmington

Approximate Gross Internal Area  
1560 sq ft - 140 sq m



## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>65</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>17</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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