



RAIKES COTTAGE, SILVER STREET
Reeth, Richmond



GSC GRAYS

PROPERTY • ESTATES • LAND

RAIKES COTTAGE, SILVER STREET

Richmond, DL11 6SP

An immaculately presented and deceptively spacious, stone-built cottage situated in the centre of Reeth.

ACCOMMODATION

This charming, detached home has been renovated and improved with high quality fixtures and fittings. It is beautifully presented and has been modernised throughout whilst remaining sympathetic with the period style of the property.

The cottage boasts charming features such as exposed beams and stonework, stone flooring, sash windows, a period cast iron open fire as well as period doors, to name a few. There are three good-sized reception rooms as well as three double bedrooms. Finally, the property has a substantial garden to the rear with various seating areas and a large lawn.

This attractive cottage enjoys superb views over the Fells and would suit those looking for a permanent or second home or potentially a holiday let business.



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Situation and Amenities

Reeth is set in the heart of the Yorkshire Dales National Park, within the much sought-after Swaledale. The village has a number of amenities including a village shop, post office, GP surgery, bakery, several public houses, restaurants, cafés, speciality shops, a primary school and the Dales Bikes Centre. Reeth is ideally situated for those looking to enjoy the spectacular scenery and countryside of the Yorkshire Dales.

Further amenities are available in the market towns of Leyburn (8 miles) and Richmond (11 miles), where there are many excellent local and artisan shops, a weekly outdoor market, filling station, dentist, primary and secondary schools and sixth form colleges. Leyburn is also home to Tennants Auctioneers on the eastern outskirts of the town.

The area benefits hugely from tourism and has good communications and relatively easy access to the A1 at Catterick. The nearest train station is at Northallerton (about 26 miles away) with a regular service on the East Coast Main Line to York, Newcastle, London or Edinburgh. International airports: Leeds Bradford, Newcastle and Teesside International Airport.





Accommodation

A bespoke, oak-framed door leads into the entrance porch, which provides access to the living room, ground floor w.c and a useful utility area. There is an additional entrance hall with a door to the driveway and stairs to the first floor, which provides access into the dual aspect sitting room.

The living room has patio doors opening out to the rear gardens and has steps down into the kitchen, which has quality, bespoke, oak-fitted units, a Range-style cooker, Belfast sink and integrated appliances including a dishwasher. The former dining room, adjacent to the kitchen, is currently used as a home office.

The first floor landing leads to two double bedrooms, one of which has a private basin and w.c. A door leads to an area previously used as a study and currently used as a dressing room, which provides access to the family bathroom with a rolltop bath, separate double shower, vanity basin and w.c. The third double bedroom is situated to the rear of the property, built into the eaves and with a Velux window showcasing the lovely, far-reaching views.



Externally

Oak gates open up to a block-paved drive suitable for a small vehicle, with a path leading up to the main entrance.

The raised rear garden has dry stone walled and hedged boundaries with stone steps and a lower patio with two useful, stone-built storage sheds. There is a substantial patio with wrought-iron railings, leading to a large lawned garden with an array of well-stocked flower beds and borders, mature trees and plants.

Owner's Insight

Our lovely cottage is located within a thriving community, only a short walk to the local primary school, and has a lovely garden with views of the surrounding countryside. There are plenty of local facilities including a medical centre, bus service, two bakeries, Post Office, numerous cafes and pubs, a weekly market and lots of social activities, with a variety of walking and cycling paths from the front door.

Viewings

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

Tenure

The property is freehold and will be offered with vacant possession on completion.

Local Authority

North Yorkshire Council. Council tax band E.

Services

The property is served by oil-fired central heating and Calor Gas to the oven. Mains electricity, water and drainage connected.

Wayleaves and Covenants

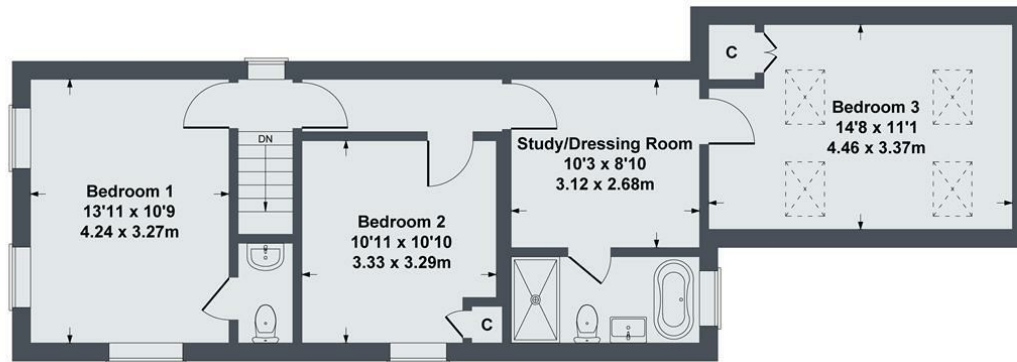
Raikes Cottage is sold subject to and with the benefit of all existing rights, including rights of way, light, drainage, water and electricity and all other rights and obligations, easements and all wayleaves or covenants whether disclosed or not. We understand that there is a right of way for the neighbour to access their property along the path at the side of the Raikes Cottage.

Particulars and Photographs

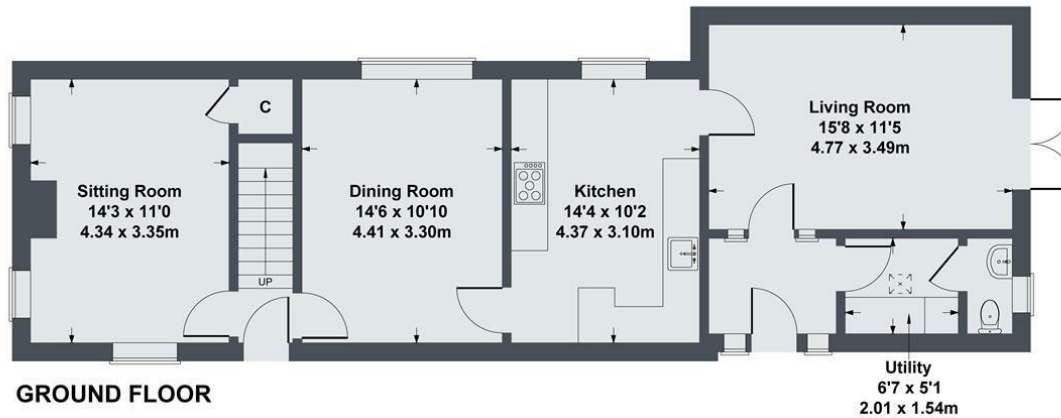
Particulars prepared and photographs taken November 2024.

Raikes Cottage, Reeth

Approximate Gross Internal Area
1496 sq ft - 139 sq m



FIRST FLOOR



GROUND 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			96
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		45	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



DISCLAIMER NOTICE:

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- Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
- Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.
- Nothing in these particulars shall be deemed to be a statement that the property is in good condition / repair or otherwise, nor that any services or facilities are in good working order.
- Please discuss with us any aspects that are important to you prior to travelling to the view the property.