



CALVERCOTE
Gunnerside, Richmond



GSC GRAYS

PROPERTY • ESTATES • LAND

CALVERCOTE

Richmond, North Yorkshire, DL11 6LD

A stone-built, detached, Grade II Listed property with stunning, far-reaching views over the Yorkshire Dales National Park.

ACCOMMODATION

This charming cottage offers flexible accommodation with three reception rooms and three bedrooms as well as a glazed link between the property and the garage, with rooms which could create a home office. Calvercote requires modernisation and provides the perfect opportunity for those looking to create a tailor-made home within Swaledale.

There are a number of character features including inglenook fireplace with log burning stove, feature and cast iron fireplaces, exposed beams, oak spindle staircase and stone shelving within the pantry, to name a few.

Situated in an attractive setting, with substantial, stone-walled gardens, offering a huge amount of potential to landscape and create seating and lawned areas.



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5&6 Bailey Court Colburn Business Park, Richmond, North Yorkshire, DL9 4QL

01748 829217

agency@gscgrays.co.uk

GSCGRAYS.CO.UK



Situation & Amenities

The popular village of Gunnerside is set in the heart of the Yorkshire Dales National Park, in Swaledale. With a thriving village pub, bistro and blacksmiths museum, Gunnerside is ideally situated for those looking to enjoy the spectacular scenery and countryside of the Yorkshire Dales.

The nearby village of Muker (3 miles) also has a village pub, village shop and gift shop and is home to the famous Swaledale Woollens and Muker Silver Band. It is a well known stop off point on the Pennine Way walk and the Coast to Coast also passes close by.

Gunnerside is situated near Reeth (6 miles), with a primary school, various independent shops, cafes and pubs, with the market town of Leyburn (15 miles) offering further amenities including a secondary school, Tenants auction house, GP surgery and dentists. There is access to the A1 at Catterick (19 miles) and the A66 (21 miles) at Brough. There are further amenities in Richmond (18 miles) and mainline train stations are at Darlington and Northallerton.

Please note that all distances are approximate.





Accommodation

The front door leads into an entrance hallway which provides access to two of the reception rooms including the formal sitting room, a second sitting room and the ground floor cloakroom.

This traditional dales longhouse benefits from all the main windows to the ground floor, located towards the open views, the second sitting room leads into the dining room.

The dining room leads into the kitchen with cream-fronted units. space for freestanding white goods and a walk-in pantry, as well as double doors leading into the glazed link/ garden room.

This area provides a covered walk way with steps up to a gate to the parking area, pedestrian door into the garage and doors to a room which could be converted into a home office, with a shower and WC.



The main sitting room has a dual aspect, attractive inglenook fireplace with log burning stove, an oak spindle staircase, providing access to the first floor.

The first floor landing provides access to the three double bedrooms and house bathroom. The house bathroom comprises a bath, separate shower, WC and basin. There is also a Jack & Jill style bathroom between bedrooms two and three, with a panelled bath, WC and basin.

Gardens & Grounds

The property benefits from a garage which is accessed from the road and also provides off-street parking for a small vehicle. There is an enclosed stone-walled garden with stunning, far-reaching views, various flowerbeds and potential to create an attractive landscaped garden. There is also a large patio seating area adjacent to the property. There is access to the garden through a timber gate to the side and through the glazed link/ garden room area.

Tenure

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

Services & Other Information

The property benefits from mains connections to electric, water and drainage. Oil fired central heating.

Local Authority

North Yorkshire Council. The property has a Council Tax Band rating of E.

Viewings

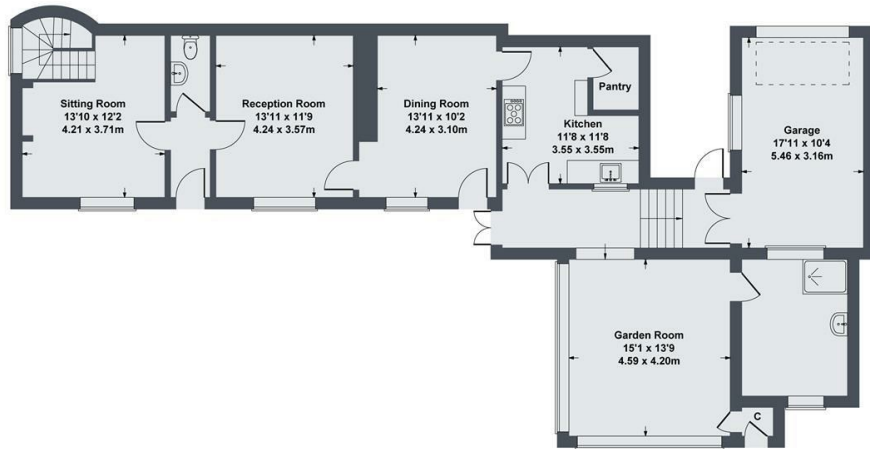
Strictly by appointment with GSC Grays. Telephone: 01748 829 217.

What3Words

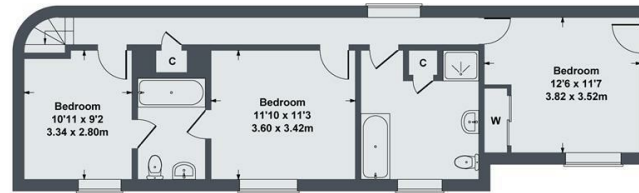
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Calvercote, Gunnerside

Approximate Gross Internal Area
2056 sq ft - 191 sq m



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.

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