



CARVERS
SALES & LETTINGS

Gunnerside
DL11 6LE
Price £450,000

Cottage



This utterly stunning village property must be seen to be appreciated. Located in the wonderful village of Gunnerside, deep in the Yorkshire Dales, this historic property with timeless views is sure to catch the eye and capture the heart. Formerly part of the village's Miner's Arms pub the property has been lovingly modernised into a fantastic family home with alternative use as a cottage with potential for short term holiday let. Internal accommodation consists of a stone-floored entrance hallway with separate living room offering a cosy solid fuel fire. The kitchen breakfast room also springs off the hallway with stairs leading to the first floor. Upstairs the property holds a well-specced shower room, main bedroom with lovely exposed feature brickwork, two further bedrooms are present as well as a further shower room and second reception room which offers plumbing for a kitchenette to create self contained accommodation. Externally the property offers common land courtyard parking and a stone laid and walled courtyard garden with spectacular views. EPC rating D, North Yorkshire Council tax band D.



- Rural Village Location
- Flexible Accommodation
- Three Bedrooms
- Two Bathrooms
- Simply Stunning Views
- Air B+B/Home Office/Craft Room/Annexe Opportunity
- Two Reception Rooms
- Workshop and Courtyard Garden

General Information

Tenure: Freehold

Services: Electric and solid fuel heating, mains electric, water and drainage.

Local Authority: North Yorkshire Council (Tax Banding D)

Buyer Identification Charge

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

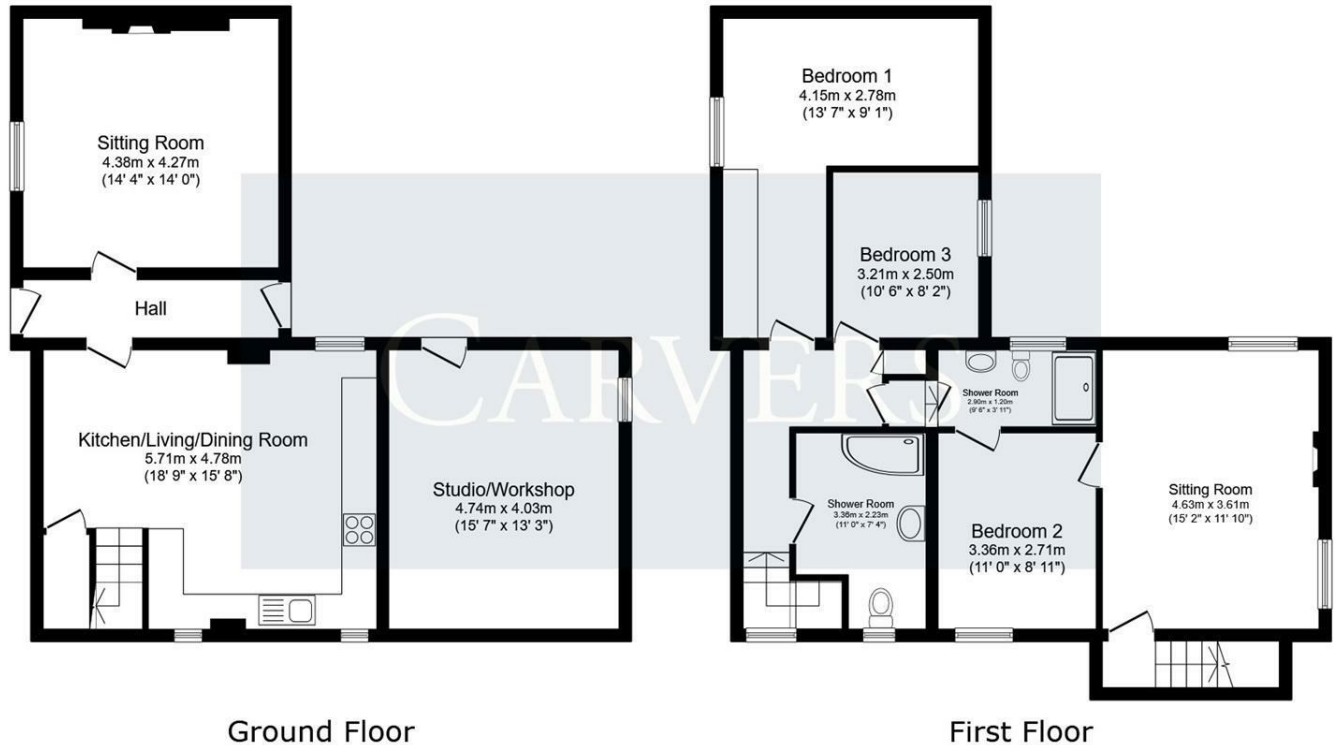
Property Size Reference

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)

Gunnarside Village

A wonderful, vibrant village in the Dales, Gunnarside sits well within the Yorkshire Dales National Park with a local tearoom and the Kings Head pub nearby. Historically Gunnarside was the site of the first meetings of the Methodists after John Wesley visited the Dale in 1774, meeting in an outbuilding of Dial House. Perfectly situated to enjoy many walks and rambles around the Dales, the River Swale and Gunnarside Beck.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Property size taken from EPC
1140.00 sq ft

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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 There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.
 The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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