



A rare opportunity to buy a much-loved traditional Dales cottage, dating from the mid-eighteenth century, situated in a central but secluded south-facing corner of Reeth, with views across the moors.

Original features throughout including fireplaces, stone flags, and doors. The home briefly comprises a spacious and welcoming living room, with multi-fuel stove set in a magnificent 6ft fireplace, and separate dining room. An inner lobby leads to kitchen, staircase and pantry with original stone cheese shelves. The stairs lead to a bathroom with cast-iron bath, three bedrooms, two double with fireplaces.

This delightful cottage would make an ideal local home or a perfect 'lock and leave' holiday retreat.





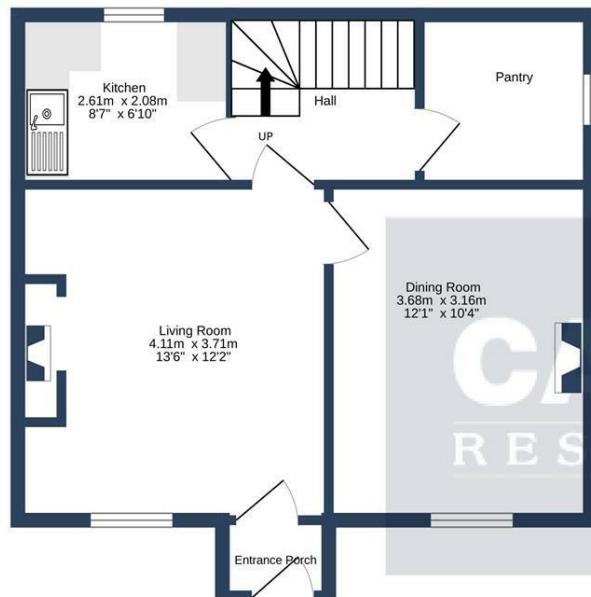
- Character Cottage
- Central Reeth location
- Retaining many original period features
- Three bedrooms
- South facing aspect
- No onward chain

GENERAL INFORMATION

Tenure: Freehold

Services: Solid fuel central heating, mains electric, water and drainage.

Local Authority: Richmondshire District Council (Tax Banding B)

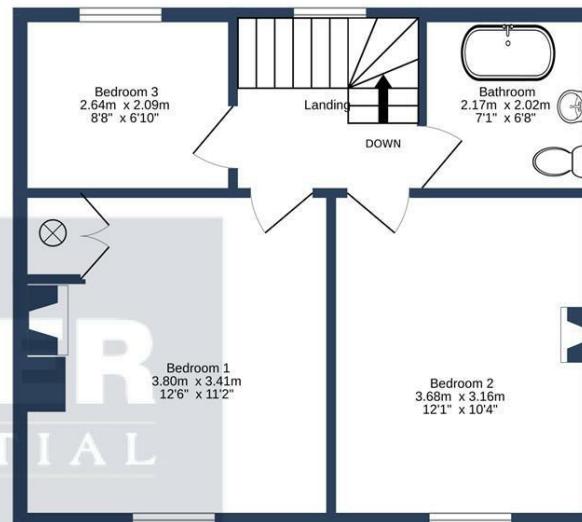


GROUND FLOOR

WESLEY COTTAGE, REETH. DL11 6TX.

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1ST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		82
England & Wales		42



MAB 6202

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