J.R. HOPPER & Co. Est. 1886



ASKRIGG • DL8 3HX

# Wharton Cottage

Guide Price £275,000 | 3 | E

UNDER OFFER

## AT A GLANCE

- Charming Cottage Situated In Askrigg
- Village Amenities Within Walking Distance
- Generous Living Accommodation
- Living Room With Open Fire
- Spacious Kitchen Diner
- Three Well-Proportioned Bedrooms
- Modern Family Bathroom
- Enclosed Rear Patio Garden
- Excellent Holiday Let Potential
- Chain Free Sale


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THE PROPERTY

# Charming Cottage Situated In Askrigg

Wharton Cottage is a delightful stone-built cottage situated in the highly sought-after village of Askrigg, in the heart of the Yorkshire Dales National Park.

Askrigg is a picturesque and thriving village surrounded by rolling countryside and an abundance of scenic walking routes. The village benefits from a range of amenities including three welcoming public houses, an Ofsted-rated 'Good' primary school, a village shop and a historic parish church. The nearby market town of Hawes, approximately five miles away, offers a wider selection of independent shops, cafés and everyday services, whilst Leyburn, around twelve miles distant, provides further amenities including secondary schooling, healthcare facilities and a variety of retailers. The area is renowned for its natural beauty and attractions, with Aysgarth Falls, Bolton Castle and the Wensleydale Railway all within easy reach, making Askrigg an excellent location for those seeking a rural lifestyle.

The accommodation is arranged over two floors and offers well-proportioned living space throughout. To the ground floor, a spacious living room is situated to the front of the property, whilst to the rear there is a kitchen diner providing an ideal space for everyday living and entertaining. The ground floor accommodation is further complemented by a useful cloakroom/WC and a rear entrance hall.

To the first floor are three bedrooms, comprising two doubles and a single bedroom, together with a well-appointed house bathroom.

Externally, the property enjoys an attractive setting with parish land to the front, over which rights of way exist. This area is currently maintained by the vendors of Wharton Cottage. To the rear is a pleasant patio garden featuring established flowerbeds and mature shrubs, creating an inviting outdoor space for relaxation and enjoyment. There is a stone built shed ideal for bike storage.

Wharton Cottage represents a rare opportunity to acquire a charming Yorkshire Dales cottage with an established holiday letting history in one of the region's most desirable villages. It would also make an ideal first home, holiday retreat or investment property, offering character, practicality and an enviable village setting within the Yorkshire Dales.

> *"Village Amenities Within Walking Distance*

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GALLERY

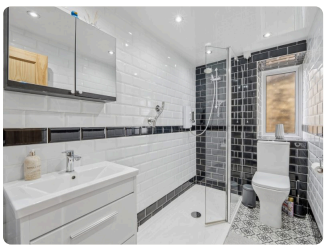
# Every room, inside and out

















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THE ACCOMMODATION

# A room-by-room schedule

Set out floor by floor, as a plan would read it — from the entrance hall through to the gardens beyond.

## 01 GROUND FLOOR

### Hallway

Coir matting and decorative tiled flooring. Alcove. Modern electric radiator. Glazed UPVC door to the front.

### Living Room

Spacious living room. Laminate flooring. Beam & board ceiling. Part panelled walls. Under stair cupboard. TV point. Open fire with stone hearth. Modern electric radiator. Large window to the front.

### Kitchen Diner

Well appointed kitchen diner. Laminate flooring. Board & beam ceiling. Downlights. Part tiled walls. Good range of wall and base units with complimentary worktops. One & half bowl stainless steel sink. Integrated electric oven, hob & extractor hood. Space for fridge freezer. Plumbing for washing machine & dishwasher. Modern electric radiator. Window to the rear.

### W/C

Laminate flooring. Downlights. W/C. Wash basin in vanity unit. Heated towel rail. Frosted window to the rear.

### Rear Porch

Laminate flooring and coir matting. Panelled ceiling. Downlights. Part panelled walls. Glazed UPVC door to the rear.

## 02 FIRST FLOOR

### Stairs & Landing

Fitted carpet. Loft access.

### Bedroom One

Front double bedroom. Fitted carpet. Built in wardrobes & storage. Modern electric radiator. Window to the front.

### Bedroom Two

Rear double bedroom. Fitted carpet. Modern electric radiator. Window to the rear.

### Bathroom

Tiled flooring. Downlights. Fully tiled walls. w/C. Wash basin in vanity unit. Large shower cubicle with electric shower. Heated towel rail. Frosted window to the rear.

### Bedroom Three

Front single bedroom. Fitted carpet. Modern electric radiator. Window to the front.

## 03 OUTSIDE

### Front

Parish land to the front, over which rights of way exist. Small patio area and garden store.

### Rear

Low maintenance patio area with seating.

### Shed

To the rear is a stone built shed. This creates secure storage, ideal for bikes and garden equipment.

## 04 AGENTS NOTES

### Material Information

Modern electric radiators. Double glazing throughout. Conservation Area: Askrigg. Flood Risk: Very Low with no known history of flooding. Broadband: Basic 17 Mbps Superfast 80 Mbps Ultrafast 1000 Mbps.

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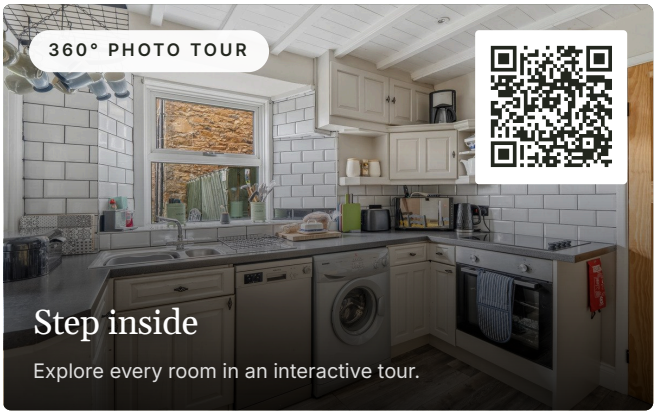
ONLINE ONLY

# There's more on the website

Tours, video and paperwork don't fit on paper. Point your phone's camera at a code — or tap it, if you're reading this on a screen.




DOCUMENTS & LINKS

EPC - 6th January 2020

PDF · 0.12 MB

REQUEST THE VIDEO VIEWING

# Interest piqued? Here's what's next.

Photographs got you this far — we picked them so they would. Our private video viewings take you further: one of our viewers will walk and talk you through Wharton Cottage properly, inside and out, room by room, pointing out every feature and every issue as they go.

Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.

ASK FOR THE VIDEO VIEWING

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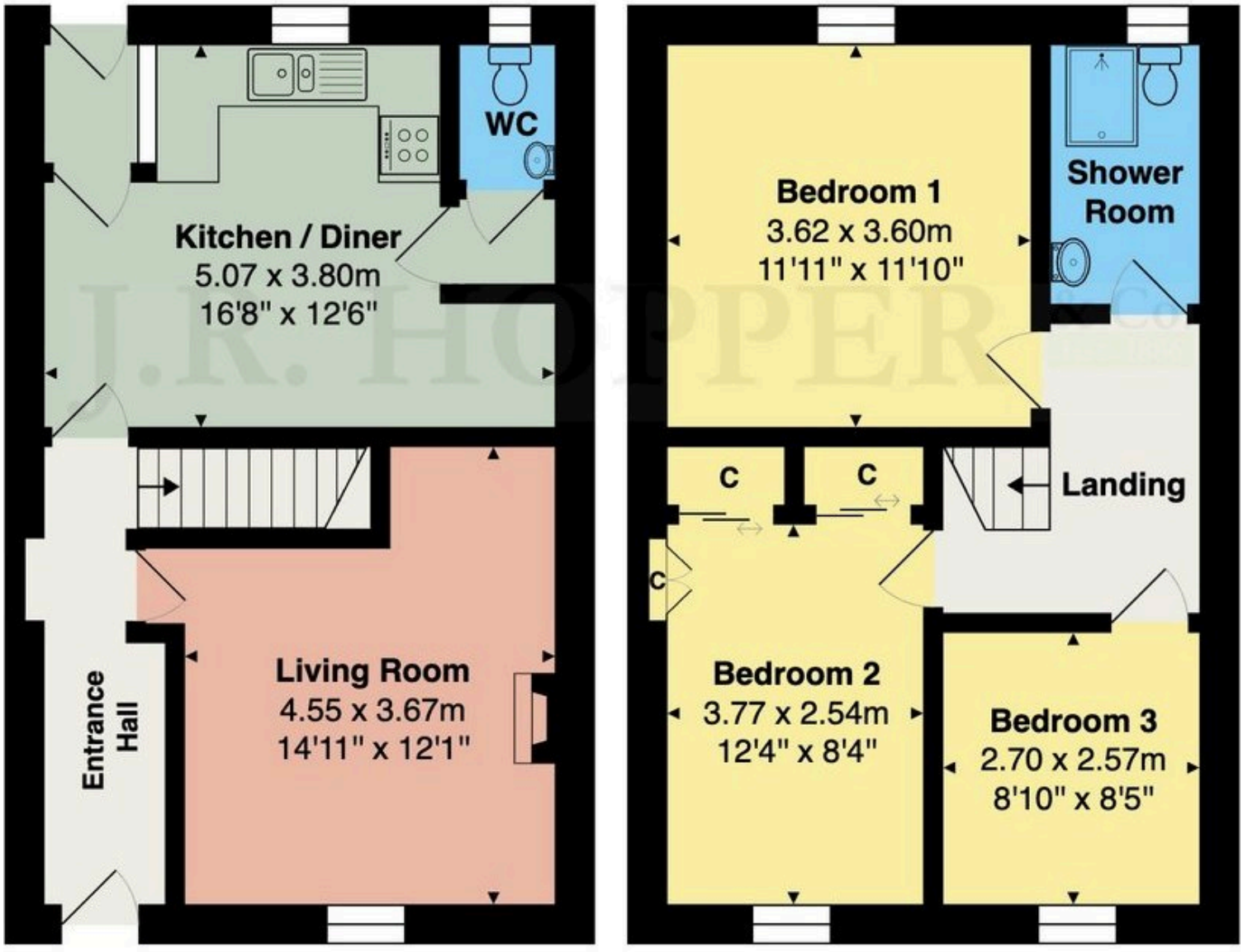
# Wharton Cottage, Askrigg, DL8 3HX

Total Area: 88.7 m² ... 954 ft²




Ground Floor

First Floor

Floor plan produced for J.R. Hopper & Co by Abide Studios.
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The plan is not to scale and has been prepared solely for marketing purposes.
Interested parties should make their own enquiries and rely on their own inspection as to its accuracy.

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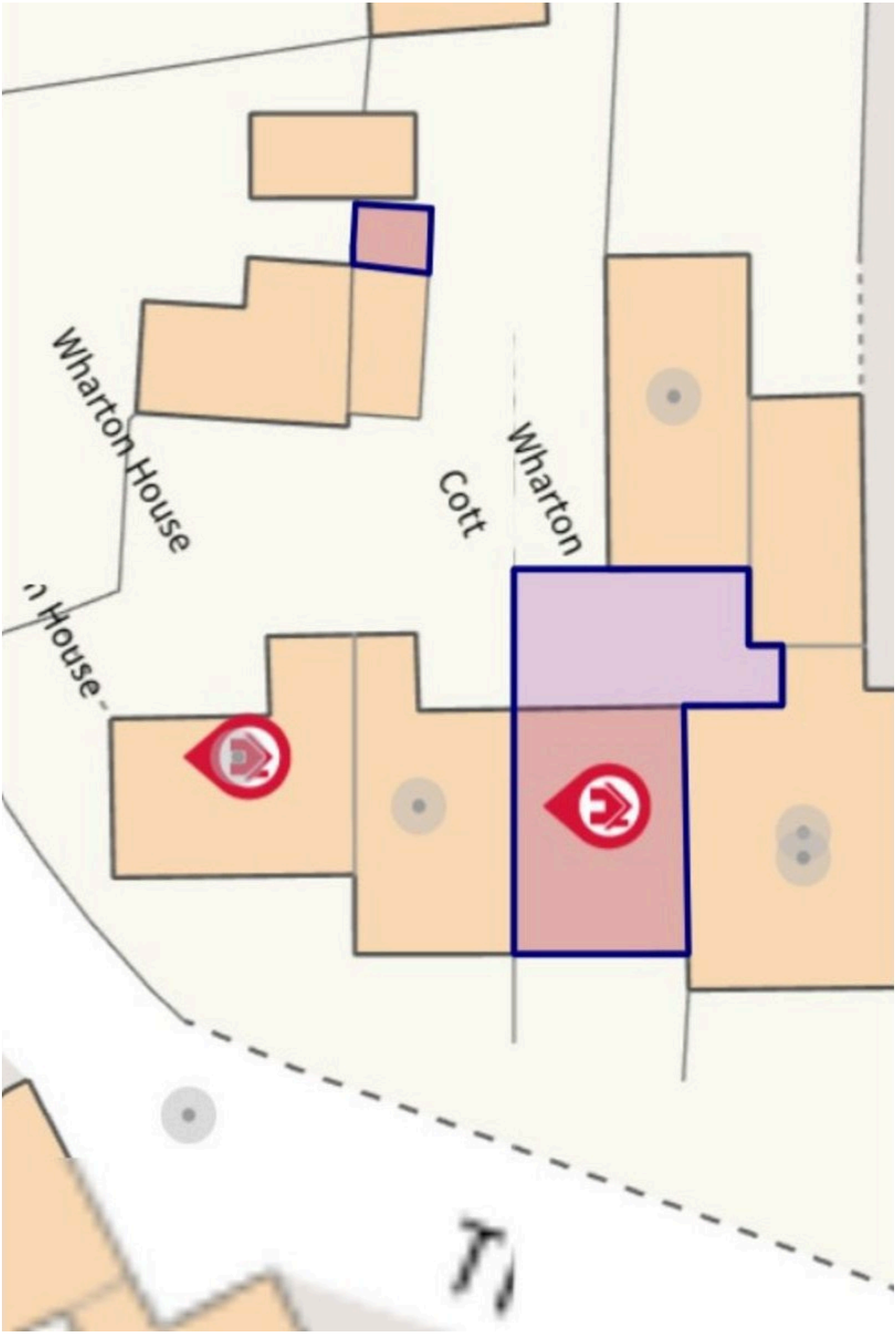


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