J.R. HOPPER & Co. Est. 1886



GUNNERSIDE • DL11 6LE

Ghyll Edge

Guide Price £300,000 - £325,000

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AT A GLANCE

- Grade II Listed Cottage
- Sought After Swaledale Location
- Dining Kitchen
- Living Room With Wood Burning Stove
- Two Double Bedrooms & Attic bedroom
- Modern Shower Room
- Cellar
- Plenty Of Character Features
- Patio Garden & Outhouse
- No Onward Chain

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THE PROPERTY

Grade II Listed Cottage

Ghyll Edge is a superb character Grade II listed cottage in the Swaledale village of Gunnerside.

Nestled on the edge of the village, the cottage enjoys a peaceful setting with minimal passing traffic and just one neighbouring house further along the lane. As the name suggests the property sits close to the ghyll, known as Gunnerside Beck, a very picturesque setting.

Gunnerside is a pretty village with a thriving community, good pub, two tea rooms, primary school and chapel. There are also superb views and walks in all directions.

Ghyll Edge dates back to approximately 1780, retaining plenty of character features including flag stone floors, ceiling beams and stone cheese shelves in the cellar. The current vendors have owned the property for over 14 years. In their ownership, they have carried out an extensive programme of works which include new central heating, a full rewire, new windows and works to the roof. The finish is to a very high standard and the result is a comfortable home ready to enjoy, a real turn key property.

On the ground floor, the entrance hall leads to a WC and the living room. The living room benefits from a flag stone floor, ceiling beams, a fireplace housing a wood burning stove and sash window with a beautiful window seat. At the rear of the property, there is a dining kitchen with a stable door to the rear and stone steps down to a useful cellar.

Upstairs, the two bedrooms are good size doubles, both with sash windows, solid wood floors and views. There is also a modern shower room on this floor. On the second floor is an attic room, currently as an occasional third bedroom. It would also make a great hobby/ craft room.

Outside, the patio garden is south facing and low maintenance. There is a stone outhouse that houses the oil tank.

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Sought After Swaledale Location

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Registered Office: Hall House, Woodhall, DL8 3LB. Directors: L.B. Carlisle, E.J. Carlisle.

GALLERY

Every room, inside and out





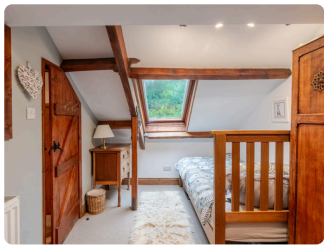




















Produced 24 October 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy of all information.

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 BASEMENT

Cellar

Stone flagged floor. Stone shelving. Window to the side. Central heating boiler and tank.

02 GROUND FLOOR

Porch

Stone flagged floor. Part panelled walls. Radiator.

Cloakroom

Stone flagged floor. Part panelled walls. WC and basin. Radiator. Window with stone window ledge.

Living Room

Stone flagged floor. Ceiling beam. Two alcoves with stone shelves. Fireplace with wood burning stove. Radiator. Sash window with window seat overlooking the front.

Utility Room

Stone flag floor. Plumbing for washing machine and a tumble dryer. Window.

Kitchen

Stone flagged floor. Ceiling beams. Laundry maid. Good range of wood wall and base units with granite worktop. range cooker. Integrated dishwasher. Door to the rear. Window.

03 FIRST FLOOR

Stairs and Landing

Tapered stone staircase. Window to the side

Bedroom One

Double bedroom. Wood floorboards. Coved ceiling. Cupboard with rail. Radiator. Window with a window seat.

Bedroom Two

Double bedroom. Wood floorboards. Coved ceiling. Radiator. Window with a window seat overlooking the beck.

Bathroom

Wood floorboards. Part panelled walls. Large shower cubicle. Hand basin and WC. Towel radiator. Window to the side with stone ledge.

Stairs to Second floor

Stairs to second floor Eaves storage

04 SECOND FLOOR

Attic Room

Currently used an occasional bedroom/ study. Fitted carpet. Ceiling beams. Radiator. Velux window with views to the rear of the cottage to the hill behind.

05 OUTSIDE

Outhouse

Two storey stone shed. Oil tank.

Garden

Enclosed South facing patio garden, a perfect space to enjoy views over the beck and the hills. The garden is currently low maintenance with stone flags and gravel path to front door. There is a small bench behind the back door ideal for putting on walking boots to explore some of the best walking in Swaledale on the doorstep.

06 AGENTS NOTES

Material Information

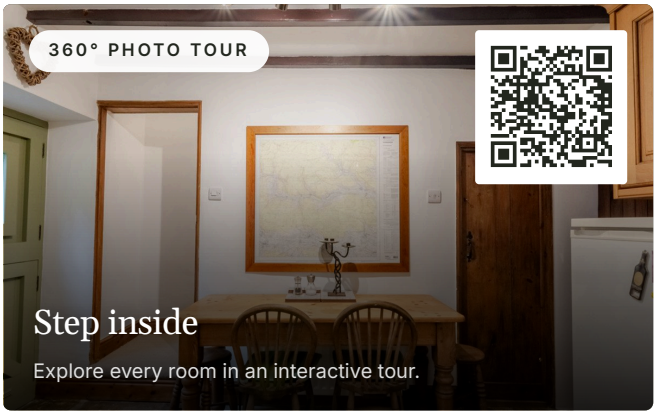
Oil central heating. Flood Risk: Very Low Broadband: Basic - 20 Mbps, Superfast - 80 Mbps Mains drainage & electric.

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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 - 16th September 2026

PDF · 0.10 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 Ghyll Edge properly, inside and out, room by room, pointing out every feature and every issue as they go.

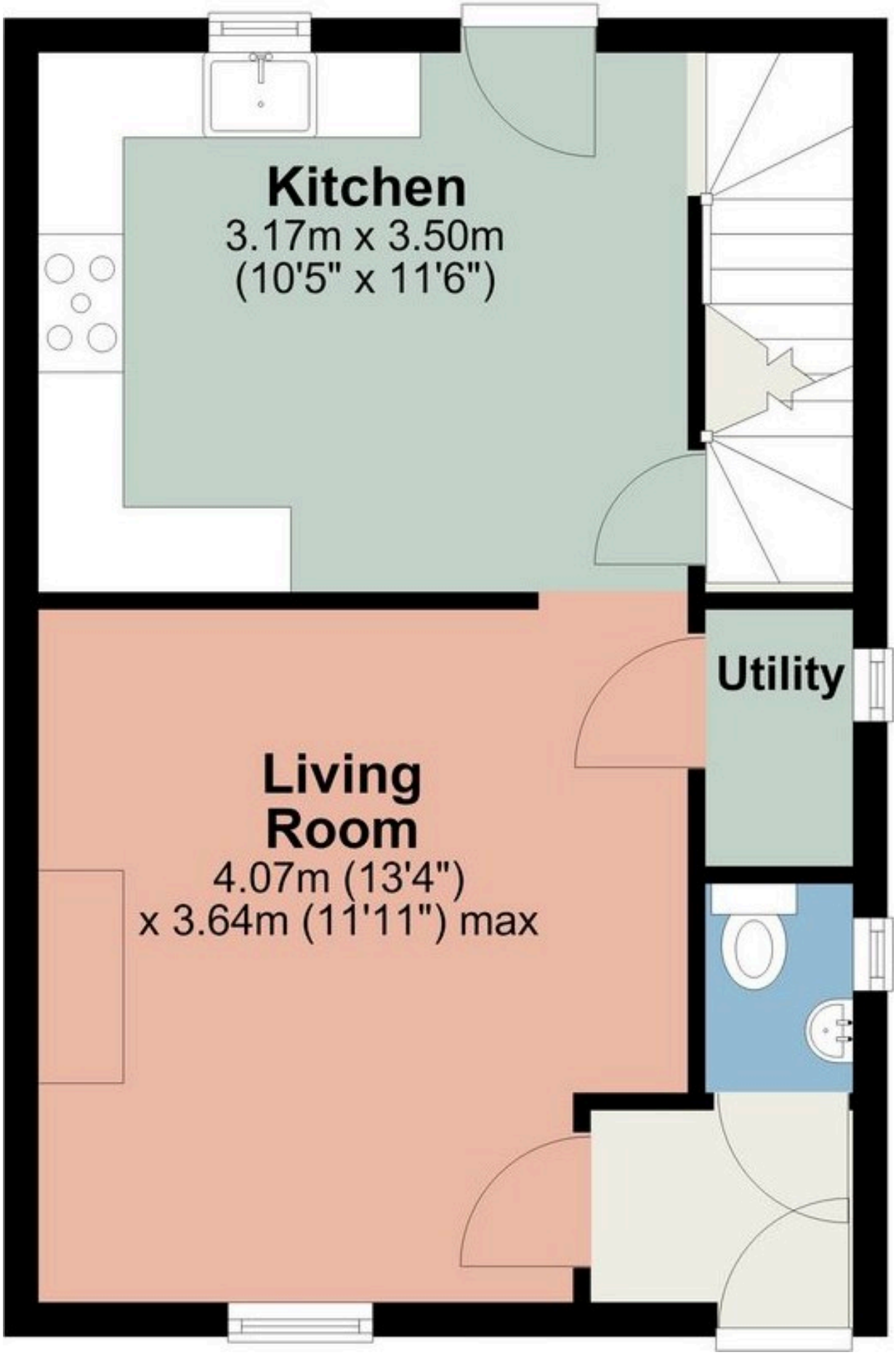
Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.

ASK FOR THE VIDEO VIEWING

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Ground Floor

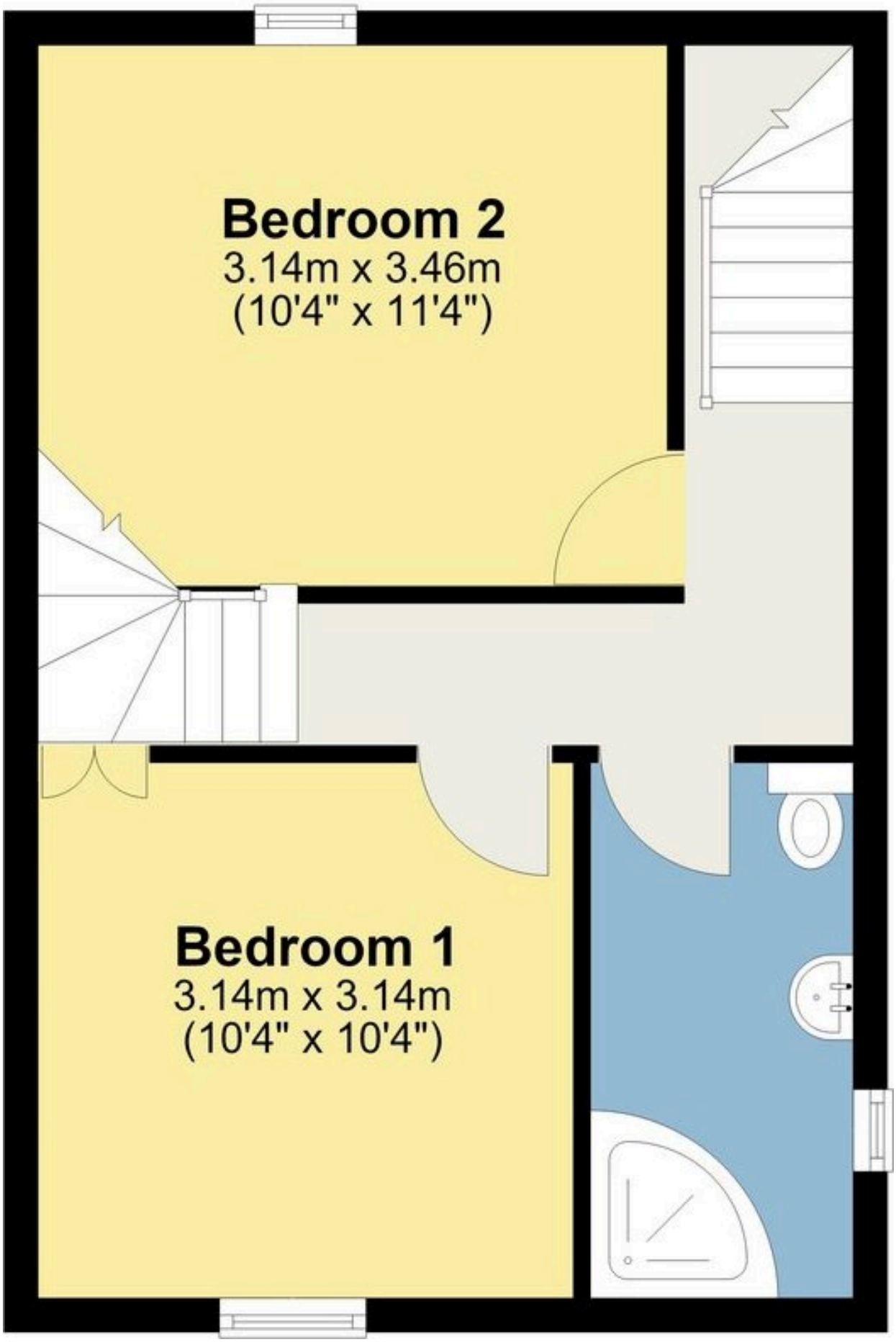
Approx. 33.6 sq. metres (361.7 sq. feet)



This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, areas, opening and orientations are approximate and do not form any part of any agreement.

First Floor

Approx. 33.5 sq. metres (360.6 sq. feet)



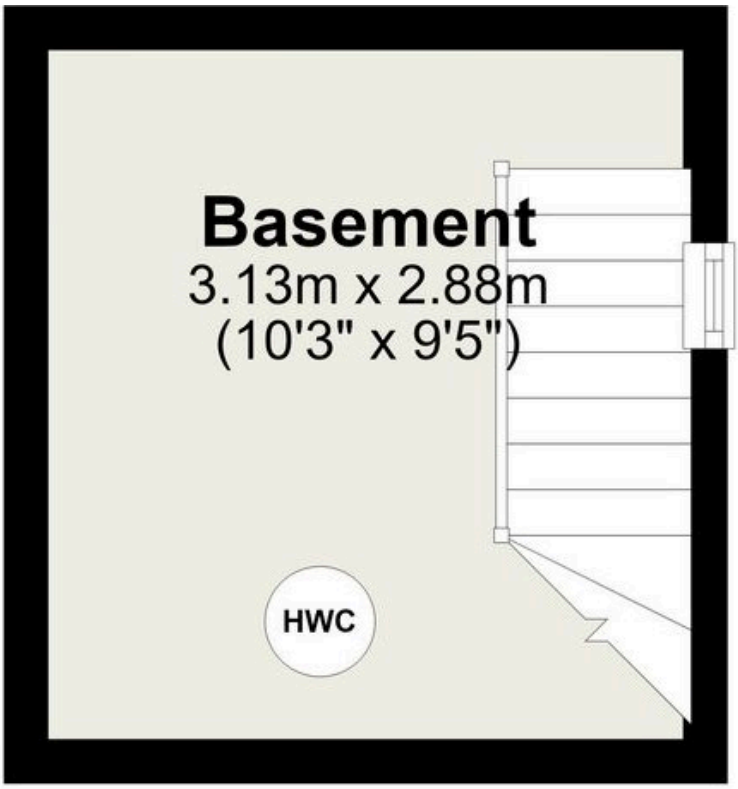
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Second Floor

Approx. 18.1 sq. metres (194.4 sq. feet)
(excluding unnamed room)



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otal area: approx. 94.2 sq. metres (1013.8 sq. fe

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

Ghyll Edge, Gunnerside

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