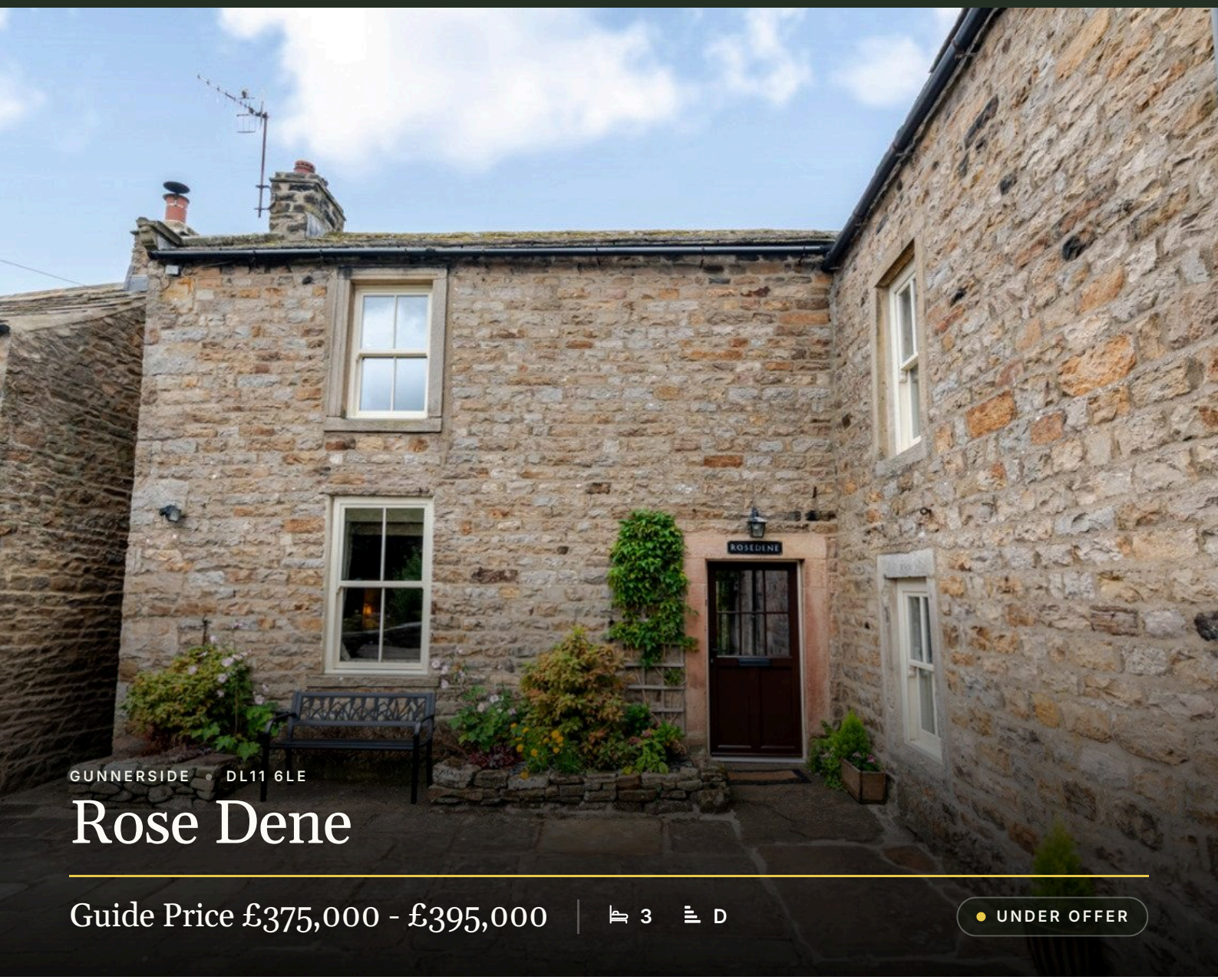
J.R. HOPPER & Co. Est. 1886



GUNNERSIDE • DL11 6LE

Rose Dene

Guide Price £375,000 - £395,000 | 3 | D

UNDER OFFER

AT A GLANCE

- Characterful Stone Cottage In The Heart Of Gunnerside
- Self Contained Annex With Bedroom, Ensuite & Living Area
- Fantastic Swaledale Walks & River Swale Nearby
- 3 Bedrooms, 1 Within The Annex
- Welcoming Characterful Living Room
- Spacious Kitchen/Diner
- South-Facing Rear Patio Garden
- Workshop With Power & Light
- Space To Park 2 Cars

LEYBURN 01969 622936
HAWES 01969 667744
SETTLE 01729 825311
KIRKBY STEPHEN 01768 258002

Central Chambers, Market Place, Leyburn, DL8 5BD · enquiries@jrhopper.com · www.jrhopper.com

THE PROPERTY

Characterful Stone Cottage In The Heart Of Gunnerside

Rose Dene is a charming and characterful, semi detached stone cottage, enviably situated in the heart of the sought-after village of Gunnerside in Swaledale.

The property offers a wonderful combination of traditional character, comfortable accommodation and flexible living space, with the added benefit of a self-contained annexe, making it ideal for guests, family members or those seeking additional independent accommodation.

The main cottage provides well-proportioned accommodation arranged over two floors. To the ground floor is an entrance hall leading to a welcoming living room, together with a particularly spacious kitchen/diner providing an excellent area for both everyday living and entertaining. To the first floor are two bedrooms, complemented by the self-contained annexe which comprises a living area, bedroom and ensuite shower room. The annexe can be accessed either via an integral connecting door from the main house or independently through an external door to the side, providing excellent flexibility of use.

Externally, the property enjoys attractive outdoor spaces to both the front and rear. To the front is a courtyard area with space for parking two cars. To the rear is a delightful south-facing patio, creating a sheltered sun trap and an ideal spot to sit and enjoy the peaceful surroundings. Stone shelves provide useful space for displaying plants and shrubs, while a stable door provides access from the garden and allows for fantastic views whilst helping to keep pets secure. The property also benefits from a good sized workshop with power light and plumbing.

Gunnerside is a highly regarded village within the stunning Swaledale valley and benefits from a strong community spirit. Local amenities include a popular community-owned pub, church, primary school, tearoom and village hall, which hosts a range of activities including a monthly film night. The village is also ideally placed for those who enjoy walking and the outdoors, with numerous routes accessible from the doorstep, including sections of the Pennine Way and Coast-to-Coast routes. The beautiful River Swale is also just a few minutes' walk away.

The nearby market towns of Reeth and Hawes are approximately 6 miles and 10 miles respectively, offering a wider range of shops, pubs, cafés and everyday amenities. Rose Dene therefore provides an excellent opportunity to acquire a characterful home in a beautiful Yorkshire Dales setting, with the added versatility of a self-contained annexe.

> *“Self Contained Annex With Bedroom, Ensuite & Living Area*

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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.

GALLERY









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 Rose Dene 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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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

Entrance Hall

Stone flagged floor. Consumer unit. Front door. Door to patio.

Living Room

Fitted carpet. Feature beamed ceiling. Night storage heater. Multifuel stove set in fireplace with wood mantle. Alcove and Storage cupboards. Sash window with seat to front.

Kitchen

Flagged floor. Beamed ceiling. Night storage heater. Great range of wall and base units. Plumbing for washing machine. Integrated fridge. Electric Rangemaster cooker. Belfast Sink. Space for dining table and chairs. Understairs cupboard. Windows on 2 aspects.

02 FIRST FLOOR

Staircase and Landing

Stairs to first floor bedrooms and self contained annex. Fitted carpet. Feature exposed stone wall. Window to half stairs letting in natural light. Airing cupboard with storage and tanks.

Bathroom

Amtico flooring. Tiled walls. Shower Cubicle with rainfall shower. Washbasin. WC. Heated towel rail. Window to side.

Bedroom One

Good double bedroom. Fitted carpet. Beamed ceiling. Feature exposed stone wall. Built in wardrobes. Feature fireplace. Night storage heater. Window to front.

Bedroom Two

Ideal as an office or double bedroom. Fitted carpet. Beamed ceiling. Electric heater. Window to rear with lovely views.

Self Contained Annex

Entrance Hall

Vinyl flooring. Door to Annex.

Lounge

Solid wooden floor. Beamed ceiling. Feature Stone fireplace with woodburning stove. 2 x Windows with lovely views. External door to steps.

Bedroom Three

Double Bedroom. Solid wooden flooring. Electric heater. Window to side.

Ensuite

Passage and door leading to the Ensuite. Tiled floor. Partially tiled walls. Spiral heated towel heater. Shower Cubicle. Hand basin. WC. Window with views over the court yard garden and beyond.

03 OUTSIDE

Front

To the front is an area of common land, current owners have parked 2 vehicles here for the past 12 years.

Rear Patio

South facing sun trap patio area with stone shelves for plants and shrubs. Stable door allowing for fantastic views whilst keeping secure for pets.

Workshop

Stone workshop with power, light and plumbing. Great storage and work space.

04 AGENTS NOTES

Services

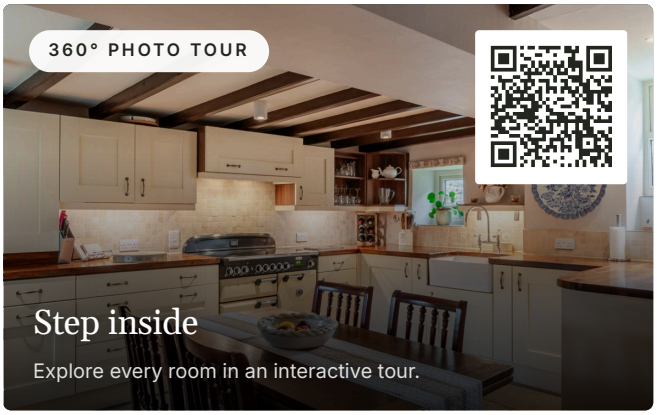
Mains electric, water and drainage. Flood Risk Noted as very low with no history of flooding. Broadband Basic 20 Mbps. Superfast 80 Mbps.

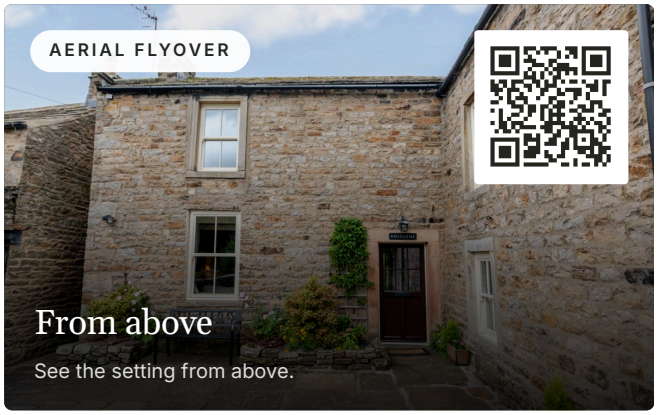
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ONLINE ONLY

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 - 22nd November 2024

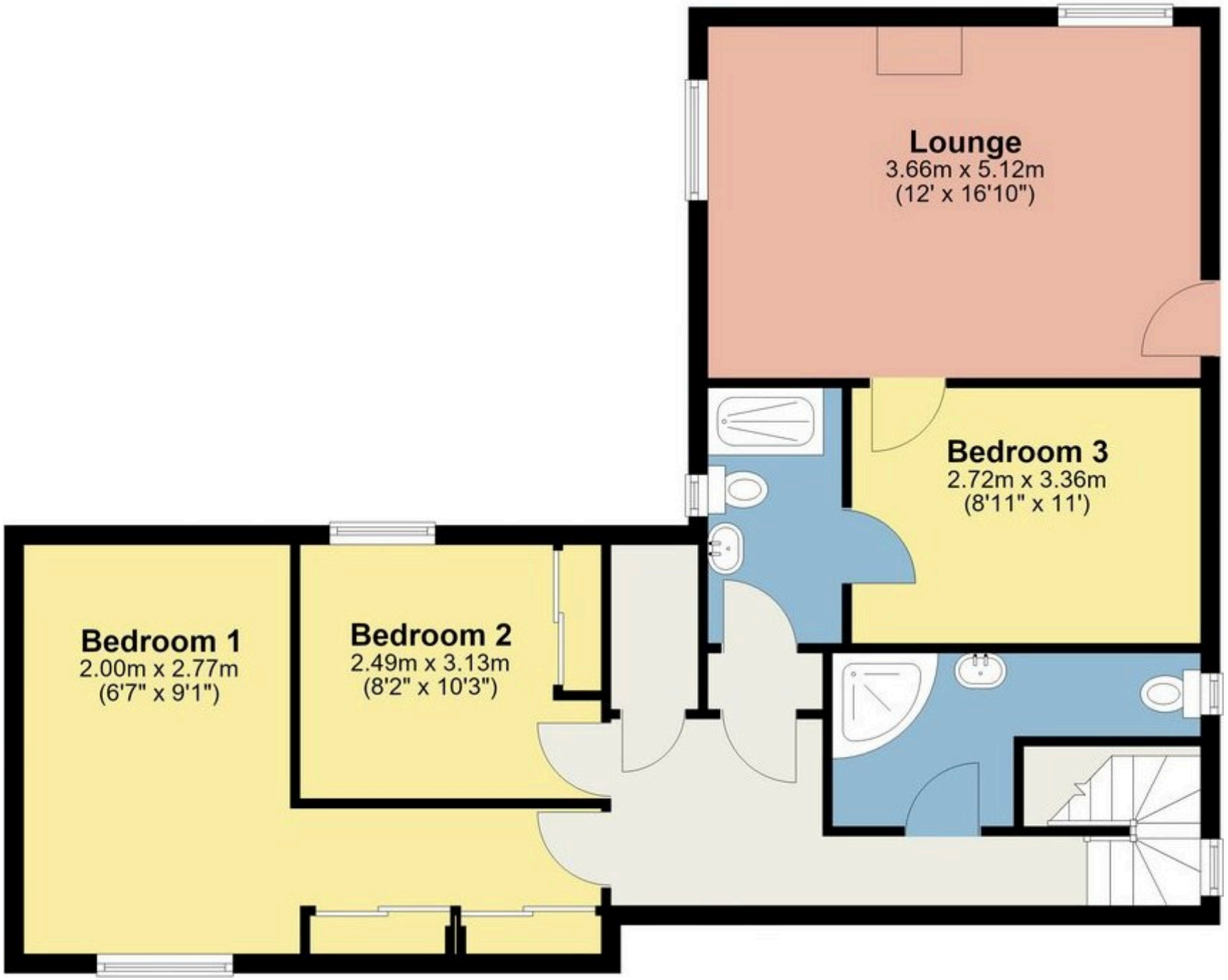
PDF · 0.09 MB

“Fantastic Swaledale Walks & River Swale Nearby

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First Floor

Approx. 75.0 sq. metres (807.5 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.

Ground Floor

Approx. 68.5 sq. metres (736.9 sq. feet)

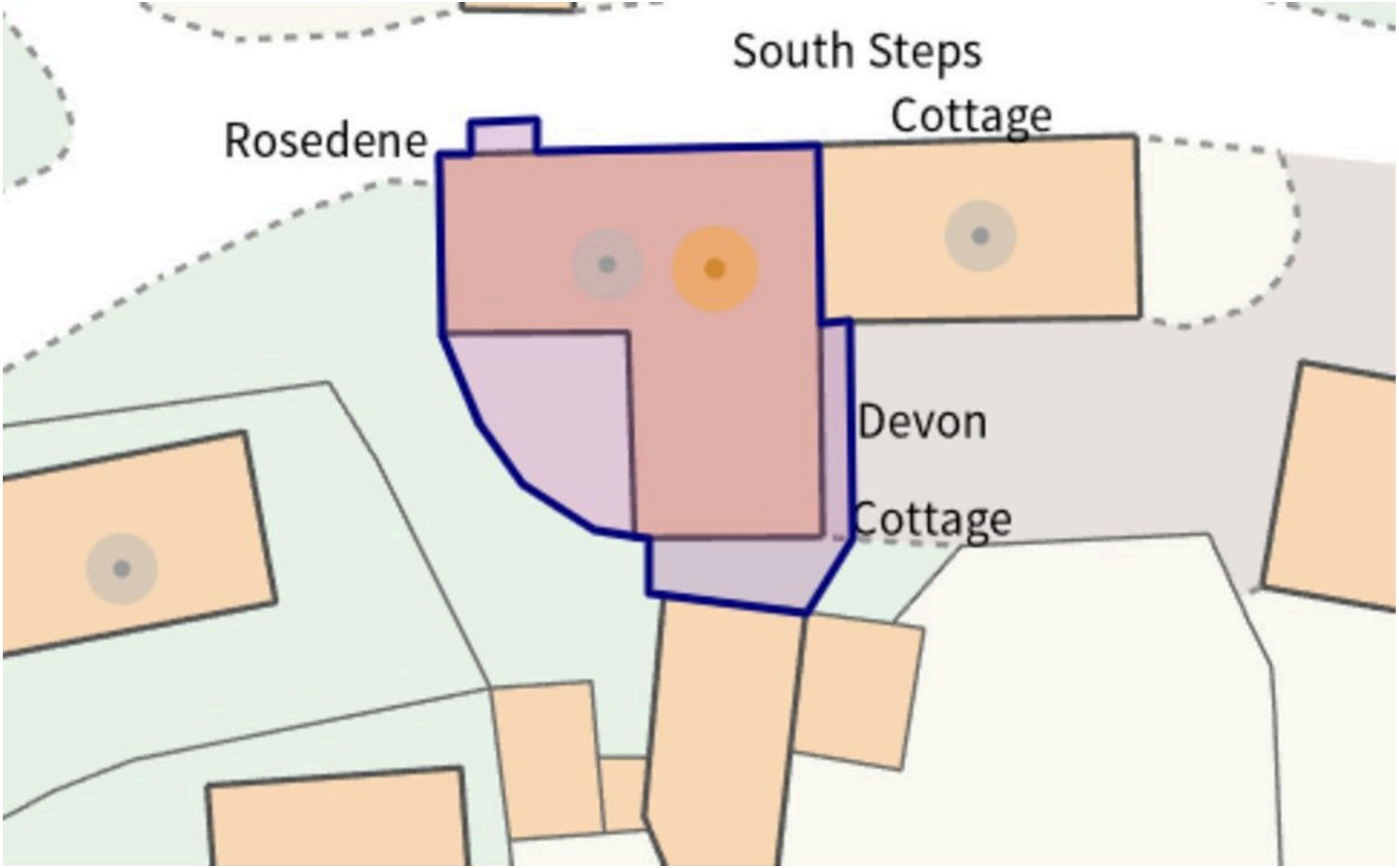


Total area: approx. 143.5 sq. metres (1544.4 sq. feet)

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.

Rosedene, Gunnerside

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