J.R. HOPPER & Co. Est. 1886



AYSGARTH • DL8 3AE

East Stonelea

Offers in the region of £225,000 | 2 | F

AT A GLANCE

- Lovely Dales Cottage In Popular Village Location
- 2 Spacious Double Bedrooms
- Generous Living Room with Multi-Fuel Stove
- Modern Kitchen Diner
- Contemporary Bathroom with Walk-in Shower
- Modern Electric Central Heating & Double Glazing
- Suntrap Patio Seating Area
- Close by Village Parking
- Excellent, Central Dales Location
- No Onward Chain

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THE PROPERTY

Lovely Dales Cottage In Popular Village Location

Located in the idyllic village of Aysgarth, in the heart of Wensleydale in the Yorkshire Dales, East Stonelea is a spacious and beautifully presented cottage.

The village of Aysgarth is surrounded by breathtaking walks and hikes, taking you through picturesque villages and rolling hills. Aysgarth itself sits within the boundaries of the awe-inspiring Yorkshire Dales National Park and is close to the pretty market towns of Leyburn and Hawes with their variety of quirky, independent shops, restaurants, cafés and traditional pubs. The imposing Castle Bolton is a 4-mile hike or a short drive away. The nearby Aysgarth Falls are a must-see, offering stunning views of cascading waterfalls and rock formations. There are two pubs in the village, serving excellent food and local beers as well as a shop. The wonderfully stocked delicatessen in nearby Leyburn and the creamery at Wensleydale are a food lover's dream, as are many of the pubs in and around Wensleydale all serving wonderful local produce.

As you step into the cottage, you'll notice the warm and welcoming, spacious living room with a cosy fireplace featuring a modern wood-burning stove and the large windows let in plenty of natural light, with beautiful views across the dales. The kitchen is fitted with modern units and offers plenty of space to enjoy meals.

Upstairs, you'll find two spacious and light-filled double bedrooms. The modern bathroom features a walk-in double rainfall-style shower.

The property benefits from double glazing and modern electric central heating, with a 'Hive' WIFI controlled thermostat.

Externally, to the front of the property, there is space for pots and plants, while to the side is a lovely enclosed, stone-flagged patio, providing an ideal space for outdoor seating and further potted plants. There is ample close-by village parking.

> *2 Spacious Double Bedrooms*

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GALLERY

Every room, inside and out

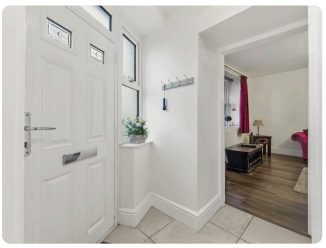


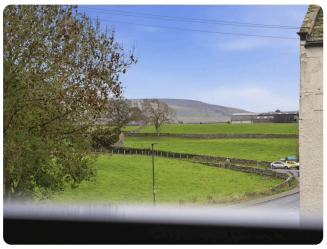








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THE ACCOMMODATION

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

Entrance

Tiled floor. Coat hooks. Stairs.

Kitchen/Diner

Modern kitchen, with dining area. Tiled floor. Wall and base units. Stainless steel sink. Electric oven, hob and extractor hood. Integrated dishwasher. Undercounter fridge. Space for dining table. Wall mounted radiator. Window to front and side.

Utility cupboard

Useful cupboard. Pluming for washing machine. Modern electric central heating boiler. Consumer unit. Storage space. Frosted window to rear.

Living Room

Spacious room. Wood laminated floor. Fireplace with log burning stove, sat on stone hearth and wooden mantel. 2 wall mounted radiators. TV point. 2 windows to front.

Stairs/landing

Fitted carpet. Loft access.

02 FIRST FLOOR

Bedroom 1

Large double bedroom. Fitted carpet. Wall mounted radiator. Window to front with lovely outlook.

Bedroom 2

Good double bedroom. Fitted carpet. Wall mounted radiator. Built in storage cupboards and wardrobe. Windows to front and side with nice outlook.

Bathroom

Fully tiled floor and walls. Wash basin on vanity unit. WC. Walk in shower with rainfall head. Heated towel rail. Extractor fan. Loft access. Frosted window to rear.

03 OUTSIDE

Front & Side

To the front of the property, there is space for pots and plants, while to the side is a lovely enclosed, stone-flagged patio, providing an ideal space for outdoor seating and further potted plants.

04 AGENTS NOTES

Property information

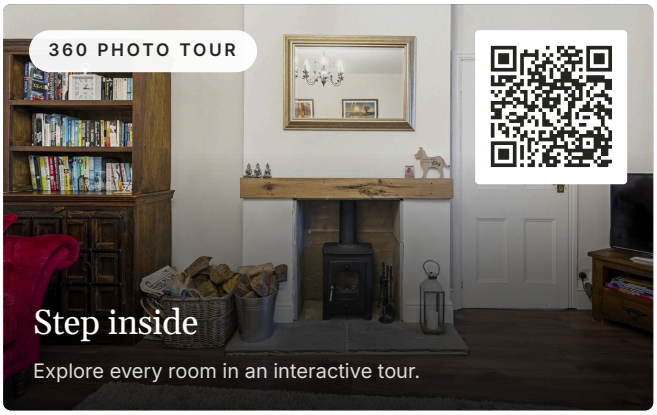
Local Authority: North Yorkshire Council Council Tax Band: B Conservation Area: No Flood Risk: Very Low Floor Area: 839 sq ft (78 sq m) Plot Size: Approximately 0.01 acres Services: Mains drainage. There is no gas supply to the property. The property benefits from modern electric central heating. Mobile Coverage: EE, Vodafone, Three and O2 Broadband: Basic: up to 18 Mbps Superfast: up to 62 Mbps Ultrafast: up to 1,000 MbpsSatellite / Fibre TV Availability: BT, Sky and Virgin Media

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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 - 9th November 2036.pdf

PDF · 0.13 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 East Stonelea properly, inside and out, room by room, pointing out every feature and every issue as they go.

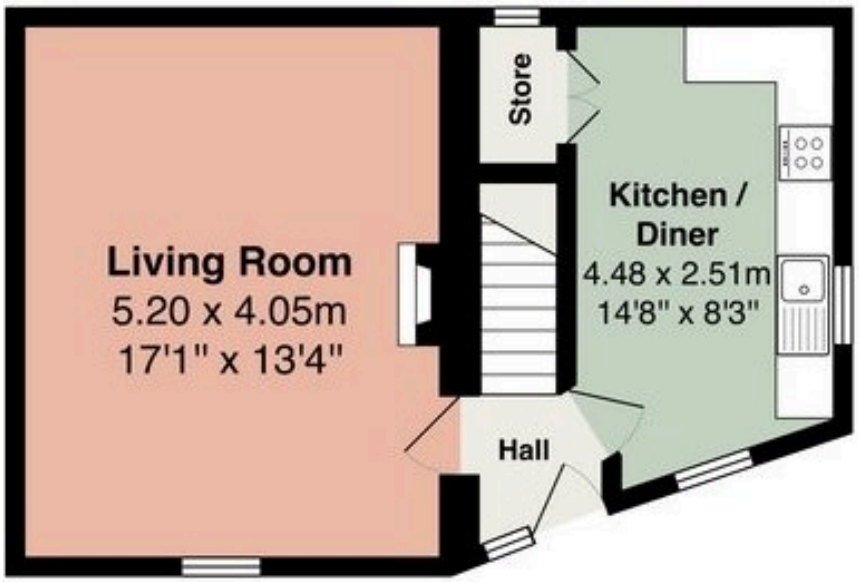
Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.

ASK FOR THE VIDEO VIEWING

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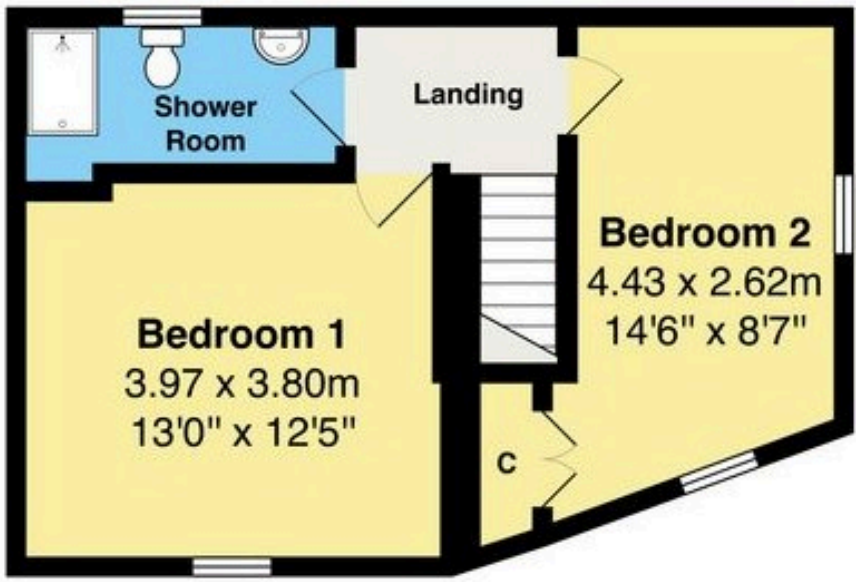
East Stonelea, Aysgarth, DL8 3AE

Total Area: 77.0 m² ... 829 ft²



Ground Floor

Area: 38.4 m² ... 414 ft²



First Floor

Area: 38.6 m² ... 415 ft²

Floor plan produced for J.R. Hopper & Co. by Abide Studios.
All measurements, floor areas, openings and orientations are approximate and provided for illustrative purposes only.
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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