

AYSGARTH  
NORTH YORKSHIRE

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# Aysgarth, North Yorkshire

Nestled in the picturesque village of Aysgarth, North Yorkshire, sits a quaint house that oozes potential. Positioned along the main road, this charming abode overlooks the local church, offering a tranquil backdrop to its surroundings. Despite its current state, this house holds the promise of transformation—a canvas awaiting renovation to reveal its true potential. With its enchanting surroundings, cosy interiors, and the allure of village life, it stands as a beacon of opportunity for those with a vision for creating their own slice of Yorkshire paradise.



# Welcome home...

As you step through the door and through to the right, you're greeted by the heart of the home—a spacious living room fitted with a log-burning stove, promising warmth on chilly Yorkshire evenings. The kitchen/diner beckons with the potential for gatherings and hearty meals, a space where cherished memories are bound to be made.



## Bedrooms...

The main house boasts two double bedrooms, each with fitted wardrobes offering a place for clothes to be tucked neatly away. The downstairs bedroom provides convenience and accessibility, accompanied by a shower room just off the main hall. Ascend the stairs, and you'll find the second bedroom, offering a peaceful retreat on the upper floor and complemented by a bathroom for added ease.





## Further development

Attached to the main dwelling stands an separate reception room, an intriguing addition to the property. Within, a single room awaits, offering versatile space for a guest room, a home office, or perhaps a creative studio. Complete with its own shower room and a space for a compact kitchenette, this area presents endless possibilities for those seeking flexibility in their living arrangements.

### Finer Details

POSTCODE: DL8 3SR

TENURE: Freehold

COUNCIL TAX BAND: B

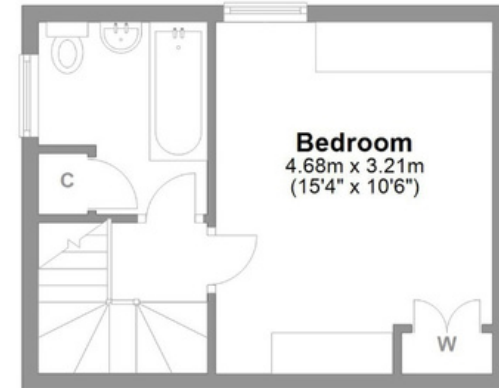
EPC RATING: F

BUILD TYPE: TBC

CENTRAL HEATING: Oil

# Churchbank House Aysgarth

Total area: approx. 110.7 sq. metres (1191.3 sq. feet)



**First Floor**

Approx. 25.4 sq. metres (273.4 sq. feet)



**Ground Floor**

Approx. 85.3 sq. metres (917.9 sq. feet)



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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser.

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