



Storthwaite Hall
Arkengarthdale, Richmond

Storthwaite Hall

Arkengarthdale, Richmond, North Yorkshire, DL11 6EX

A Truly Unique Dales Cottage Situated In A Stunning Secluded Location

- Four Bedroom Accommodation
- Wealth Of Period Features
- Secluded Valley Location
- Delightful Landscaped Gardens
- Chain Free
- Guide Price £250,000

SITUATION

Reeth 3 miles. Richmond 10 miles. Leyburn 10 miles. (all distances are approximate)

The property is situated in a very secluded location in a beautiful hidden valley. The property has a most interesting approach down a narrow track firstly running adjacent to Arkle Beck, then through woodland followed by grass land and finally through a ford. The approach and location provide that all important seclusion required by many, although it is not suitable for cars and is best accessed by a 4x4.

It is just outside the small village of Langthwaite which is a small picturesque village just outside Reeth. Langthwaite is a highly sought after location. It is well placed in relation to the thriving market towns of Leyburn, Hawes and Richmond in this very picturesque part of the Yorkshire Dales National Park.

AMENITIES

Communications – A1 Scotch Corner Interchange 25 minutes. Railway Station at Darlington 16 miles. International Airports at Durham Tees Valley (40 mins approx).

Shopping – Reeth has a wealth of local shops including a Baker, grocery store, outdoor shop

and post office. Hawes and Leyburn provide good market town shopping, with larger centres at Darlington and Richmond.

Schools – Primary schools: Reeth Comprehensive schools –Richmond School, The Wensleydale School. Private Schools: Aysgarth, Newton Le Willows. Sedbergh.

Racing – Catterick and Sedgefield

Golf –Akebar, Richmond, Catterick.

Leisure Centres – Catterick and Richmond.

Theatres – Georgian Theatre (Richmond) and Civic Theatre (Darlington).

Eating Out – There are excellent local pubs/restaurants within the village of Reeth as well as the surrounding area.

Walking – The property lies in a very attractive rural area which is conveniently situated in the centre of the Yorkshire Dales.

DESCRIPTION

The property briefly comprises a substantial traditional dales cottage residence which dates back to the early 1500's. It is superbly placed in Arkengarthdale in a hidden valley and providing that all important seclusion. It offers spacious family accommodation which is very well appointed throughout. It is complemented externally by walled gardens and grounds.

Storthwaite Hall therefore offers a truly unique opportunity to own an individual property suitable for a growing family or indeed as a holiday let.

ACCOMMODATION

Front Porch

Tiled floor.

Kitchen

Range of handcrafted former shop units used as floor and wall units. Belfast Sink. Range Oven with Calor Gas Hob. Fridge cupboard. Stone flagged floor. Feature beams.

Dining Room

Feature Fireplace with working range. Feature beams. Window seat.

Inner Hall

Original stone staircase leading to first floor.

Shower Room

W.C Sink in vanity unit. Shower. Tiled floor. Pannelling.

Living Room

Magnificent feature fireplace with open fire. Feature beams. TV point. Fitted alcove.

Exposed stone wall.

Old Hall Room

To be refurbished offering potential for study/further bedroom. Original fireplace. Stone flagged floor.

Rear Hall

Door to rear garden. Stone flagged floor. Original stone staircase to first floor.

First Floor

Landing

Bedroom 1

Double Room. Feature beams. Fitted cupboard. Views To The Front. Radiator.

Ensuite

Johns suite including W. C. Bidet. Bath. Sink unit. Oak panelled.

Bedroom 2

Double Room. Views To The Front. Radiator.

Bedroom 3

Single Room. Sink unit.

Study

Velux window.

Outside

To the front of the property there is a delightful cottage garden behind a traditional dry stone wall.

At the rear of the property there is a large garden that is filled with mature trees and shrubs. There are a number of most useful stores.

GENERAL REMARKS & STIPULATIONS

VIEWING

Viewing is strictly by appointment with Robin Jessop Ltd - 01969 622800.

METHOD OF SALE

The property is offered for sale by private treaty. However, we reserve the right to conclude negotiations by any other means at our discretion.

FIXTURES AND FITTINGS

All items normally designated as fixtures and fittings are specifically excluded from the sale unless they are mentioned in the Sales Brochure.

TENURE

The property is freehold and vacant possession will be given upon completion.

OFFERS

All offers must be confirmed in writing. We will not report any verbal offer unless it is confirmed in writing.

IMPORTANT NOTICE

Please note that if you have downloaded these particulars from our website, you must contact our office to register your interest to make

sure you are kept informed with regard to the progress of the sale.

EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefit of all rights of way, whether public or private, light, water, drainage, sewage support and easements and other restricted covenants, existing proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipes whether mentioned in these particulars or not.

BOUNDARIES

The Vendors will only sell such interest (if any) they have in the boundary fences, ditches, walls and hedges and other boundaries separating this property from other properties not belonging to them.

SERVICES

Private Water Supply. Mains Electricity. Drainage is to a Septic Tank. The oil fired boiler does not work, all the radiators are connected but a new boiler needs to be fitted.

LISTING

The property is NOT listed.

COUNCIL TAX BAND

Band E.

VENDORS SOLICITORS

Scotts Wright Solicitors, 34 Market Place, Leyburn, North Yorkshire.

01969 622227

Mr. Steve Scott Acting.

ENERGY PERFORMANCE CERTIFICATE



Storthwaite Hall, Arkengarthdale

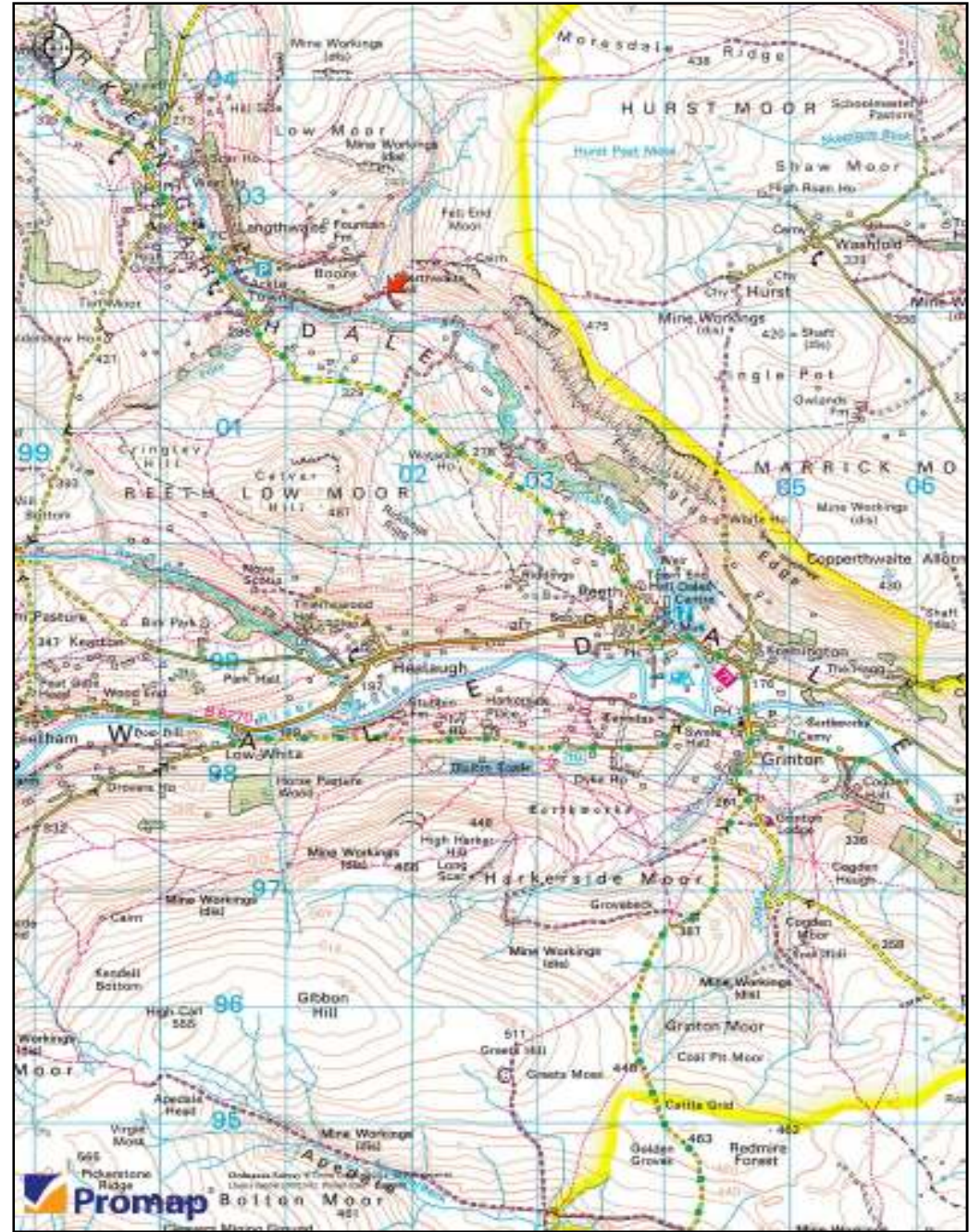
Approximate gross internal area 189 sq m - 2034 sq ft



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2015





4 North End, Bedale, North Yorkshire, DL8 1AB
Tel: 01677 425950 E info@robinjessop.co.uk

www.robinjessop.co.uk

Marwood House, Railway Street, Leyburn, North Yorkshire, DL8 5AY
Tel: 01969 622800 E info@robinjessop.co.uk



Robin Jessop