

# The Chapel, Arkengarthdale.



## The Chapel, Arkengarthdale, North Yorkshire.

Guide Price: £650,000

Sitting at the heart of this highly regarded upper Dales village, “The Chapel” is a unique and stunning property which has been thoughtfully converted to the highest of standards and retaining a wealth of character features, resulting in a most impressive home. The light filled living spaces are laid out over three floors with the ground floor having an entrance hall with feature oak staircase, a large open plan living space with handmade kitchen, a study, a bathroom and a utility room. The first floor has three double bedrooms, a bathroom and a games room, whilst the upper floor features a living room with multi fuel stove, and the fantastic master suite. Externally there is a seating terrace with fell views. An internal viewing is essential to appreciate the scale and quality of the property on offer.



### **Entrance Hall:**

The impressive entrance hall is accessed through a pair of solid wood panelled doors that open into the hallway which has a stairwell with a handmade oak staircase rising up to the second floor landing area. There is panelling effect detailing to the walls and the high windows flood the hallway with light. The floor features underfloor heating, which runs throughout the property.

### **Study/Studio/Bedroom:**

Currently used as a studio, but also ideal as a home office, or additional bedroom.

### **Open Plan Living Space:**

A great space, perfect for modern family living, and having a dining kitchen and space for a relaxed seating area.

The kitchen is fitted with a range of handmade oak units which are complimented with marble countertops. Integrated into the units are a twin Belfast sink, a full height fridge and a dishwasher.

The island provides space for informal dining and has an oak worktop. Integrated into the units are an induction hob with integrated extraction, and dual ovens.

There is a feature stone wall and the seating area has an aerial point for a wall mounted TV.

### **Utility Room:**

Fitted with a generous range of wall and base units. There is plumbing for a washing machine and a door to the rear of the property.

### **Bathroom:**

Fitted with a matching suite comprising a bath, a WC a wash hand basin.

### **First Floor Landing Area:**

The large galleried landing is a versatile space that is currently used as a games room. There is timber effect detailing to the walls and two large storage cupboards.

### **Bedroom:**

A large double bedroom with windows to the front and side of the property.

### **Bedroom:**

A large double bedroom with windows to the side and rear of the property.

### **Bedroom:**

A double bedroom with windows to the rear and side of the property giving open views.

### **Bathroom:**

The well appointed bathroom is fitted with a bath, a WC, a wash hand basin and a large shower enclosure.



## **Second Floor Landing:**

With the original Chapel ceiling with decorative detailing to the light fittings. There is space for a home office or study area.

## **Master Suite:**

A fantastic master suite which features a large double bedroom with fitted wardrobes, original ceiling detailing and tall arched windows giving panoramic views of the surrounding countryside.

The luxuriously appointed **Ensuite** is fitted with a large bath, a WC and a wash hand basin set onto a unit with storage under. The large walk-in shower features dual rainfall shower heads.

## **Living Room:**

A generous living room creating a lovely space for relaxing. There is the original ceiling and high windows giving views up the valley over open countryside and of the church. The large fireplace houses a multi fuel stove and has tiled detailing and an oak mantle.

## **External**

The Chapel is set back from the road behind a low stone wall and the seating terrace which provides a lovely space for relaxing and enjoying the Fell views.





### **Additional Information**

The postcode is DL11 6EL and the Council Tax Band is G.

The property has the benefit of an air source heating system, with underfloor heating running throughout the property. The system is versatile with zoning to each room.

There is wiring in place for solar panels should the buyer wish to fit them. This will require Planning Permission.

The loftspace (10m x 14m) is fully boarded and would be suitable for conversion to additional living space subject to consents.

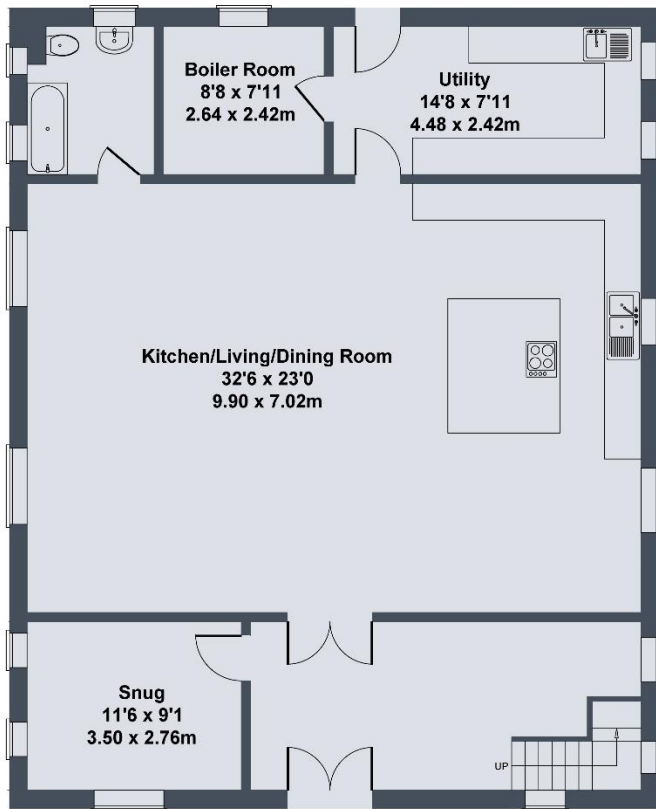
The property has CAT 6 cabling fitted throughout and has WiFi boosters installed on each floor.

There is a CCTV system fitted.

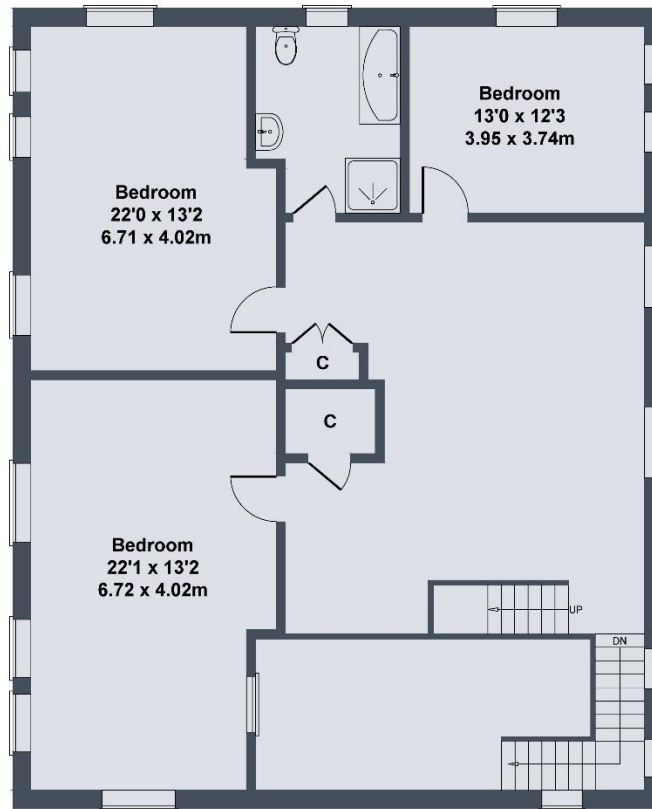
The property is subject to a 106 agreement stating that any buyer must use The Chapel as their principal residence and must currently live in Richmondshire/Swaledale National Park or be moving to Richmondshire/Swaledale National Park for employment. Full details are available on request.



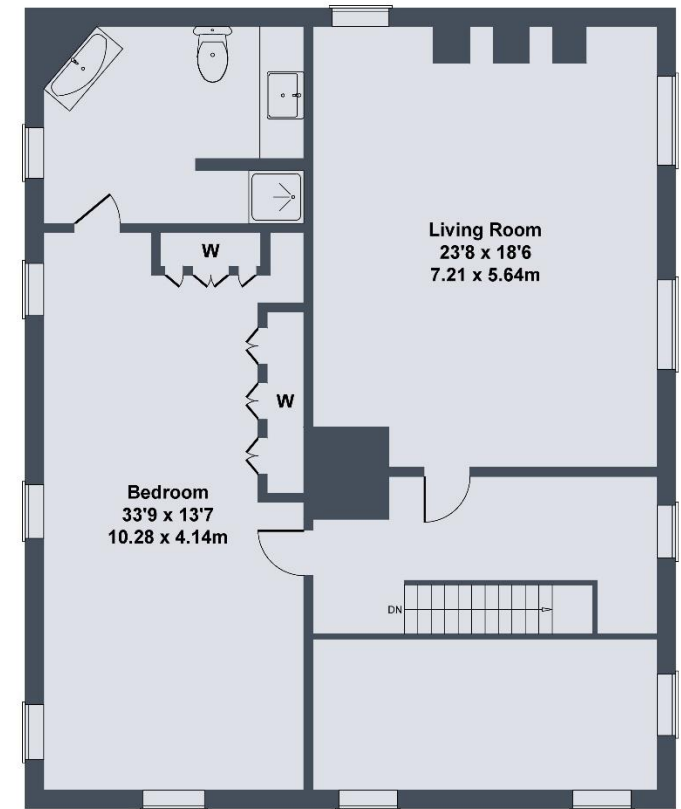
## The Chapel, Langthwaite, DL11 6EL



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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.

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