



Arkle House, Reeth

Offers in the Region of £455,000

Sitting in a quiet position overlooking Arkle Beck, close to the centre of this highly regarded Upper

Dales village, Arkle House is a generously proportioned property providing well planned living spaces that will certainly appeal to a range of buyers. To the ground floor there is a large living room, a dining room and a modern kitchen, with the first floor having four double bedrooms, two of which have ensuite facilities, and the house bathroom. Externally there is a private patio garden perfect for relaxing. Being offered to the market CHAIN FREE, an early inspection is strongly recommended!

21 Market Place, Richmond, North Yorkshire, DL10 4QG

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Living Room:

A large living room providing ample space for relaxing. The central focus of the room is the fireplace which has a stone surround. There is a TV point, two radiators, exposed timber beams and two upvc double glazed windows to the front of the property with timber shutters.



Dining Room:

With ample space for a large dining table, there is a radiator, an exposed beam, two upvc double glazed window and an original open fire range with a stone hearth. A pair of upvc doors open out to the patio garden.



Kitchen:

Fitted with a range of modern wall and base units with complimenting countertops that also form a breakfast bar area. Integrated into the units are an eye level double oven and grill, an electric hob and an extractor. There is plumbing for a washing machine, space for an American style fridge freezer, a useful understairs cupboard and two upvc double glazed windows.



First Floor

With a radiator and loft access.

Bedroom:

A double bedroom with a fitted wardrobe and dressing table, a radiator and a upvc double glazed window.



The **Ensuite** has a shower cubicle, a WC, a heated towel rail and a wash hand basin set on a vanity unit.

Bedroom:

A double bedroom with a fitted wardrobe and dressing table, a radiator, a built in storage cupboard and a upvc double glazed window. The **Ensuite** is fitted with a shower enclosure, a WC, a heated towel rail and a wash hand basin.

Bedroom:

A double bedroom with a built in cupboard, a fitted shelving unit, a radiator and a upvc double glazed window to the side overlooking Arkle Beck.



Bedroom:

A double bedroom with a range of fitted furniture, a radiator and a upvc double glazed window with a window seat and view over Arkle Beck.



Bathroom:

Fitted with a modern white suite that comprises a bath, a WC and a wash hand basin. There is a shower enclosure, a heated towel rail and a upvc double glazed window.



External

Arkle House has the benefit of a private patio garden providing a lovely space for relaxing.



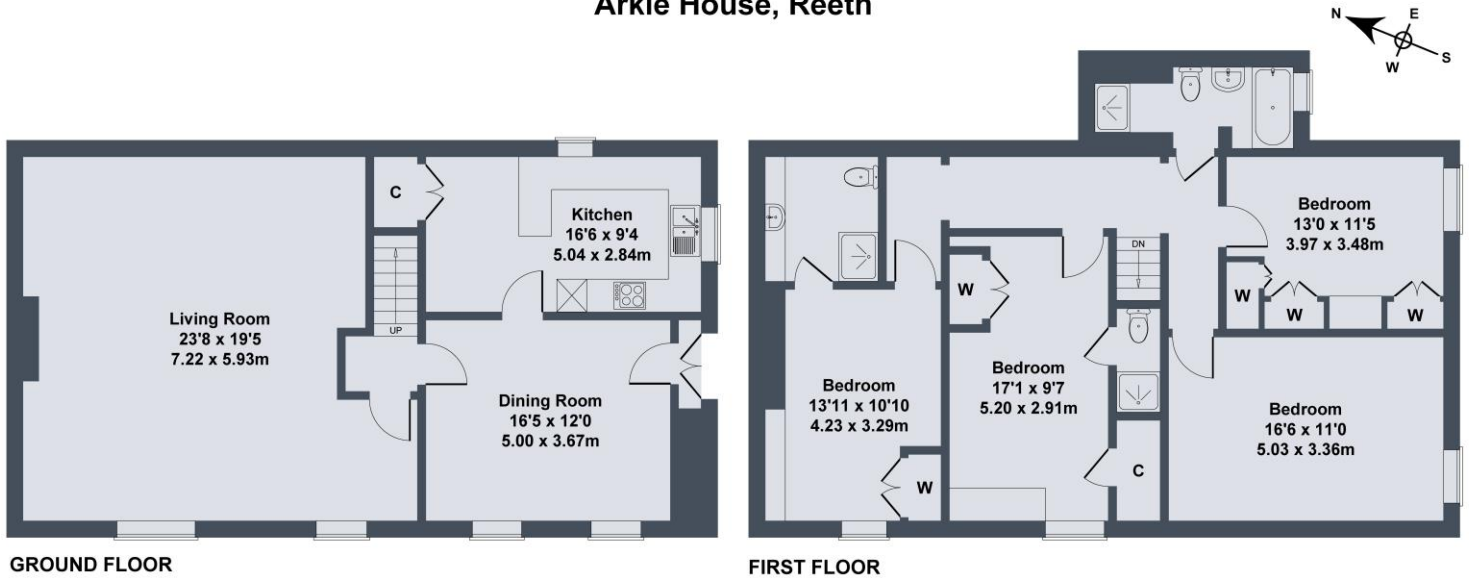
Additional Information

The postcode is DL11 6SJ and the Council Tax Band is E. The property has the benefit of oil fired central heating.

The property has previously been used as a Bed and Breakfast



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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. 2025

Viewing Arrangements - by appointment with Irvings Property Ltd

Property Misdescriptions Act 1991 - PLEASE NOTE CAREFULLY

These particulars have been prepared for guidance only. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.