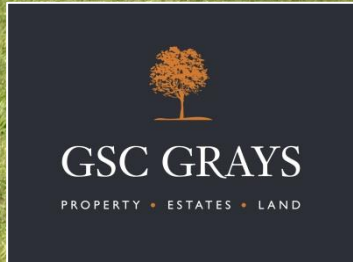




THREE TREES
Arkengarthdale, Richmond





THREE TREES

ARKENGARHTDALE, RICHMOND, NORTH YORKSHIRE, DL11 6ES

SET IN AROUND 2.5 ACRES IN THE HEART OF THE
YORKSHIRE DALES NATIONAL PARK
WITH 360° VIEWS OF ARKENGARHTDALE.
PERIOD HOUSE SYMPATHETICALLY EXTENDED WITH
ANNEXE OR HOLIDAY LET POTENTIAL

Accommodation

Entrance Hall • Farmhouse Kitchen/Dining Room • Garden Room
Living Room • Office/Gym • Four Bedrooms
En suite to Master Bedroom • House Bathroom • Shower Room

Externally

Set in 2.5 Acres • Gardens & Patio
Paddock • Timber Stable Block

Reeth 5 miles, Barnard Castle 9 Miles, Darlington 28 Miles



GSC GRAYS

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Offices also at:

Barnard Castle
Tel: 01833 637000

Hamsterley
Tel: 01388 487000

Leyburn
Tel: 01969 600120

Stokesley
Tel: 01642 710742

Situation & Amenities

Arkengarthdale is situated in the heart of the Yorkshire Dales National Park, an area which is well known for its beautiful and dramatic scenery which is rich in wildlife and offering a wealth of recreational and sporting activities.

Within close proximity is Arkengarthdale primary school and the CB Inn (pub, restaurant and hotel), nearby Langthwaite is home to The Red Lion Inn and St.Mary's Church.

The nearby market town of Reeth in Swaledale is situated approximately 5 miles from the property and has two village shops, post office, bakery, GP surgery, several public houses, restaurants, cafes and speciality shops.



Three Trees

Three Trees is set in around 2 ½ acres and occupies a superb position with 360° views of Arkengarthdale and a full view of Calver Hill in the Yorkshire Dales National Park. The property has been sympathetically extended to create a spacious and versatile family home in keeping with the original house. The main part of the house has spacious reception accommodation, three bedrooms and two bathrooms. From here an inner hallway links a two-storey annexe which could be used in a variety of ways, it is currently used as an office/gym with walk in library area to the ground floor and large bedroom suite with shower room to the first floor. It can easily be used as part of the main house accommodation or perhaps as a holiday let, or annexe for a relative.

Accommodation

The property is accessed from a gravelled parking area into a stone flagged courtyard leading into the entrance lobby with a stone flagged floor, wc off and cupboard housing the water system, a door leads into the kitchen. A farmhouse style dining kitchen which opens directly to the garden room, both of which have a terracotta tiled floor with underfloor heating. The kitchen is a large room with exposed ceiling beams and a range of wall and floor cupboard units with a Belfast sink unit. From here there is a cottage style ledged and battened door concealing the staircase to the first floor of the main part of the house, another door to the living room and a walkthrough with understairs cupboard off to the garden room. This room has stunning views over Arkengarthdale with a full intake of Calver Hill, French doors open to a patio seating area, a lovely room.

The living room is a charming period room with exposed ceiling beams, Yorkshire sash windows with views in two directions over towards Arkle Beck; and down towards Reeth. With stripped oak wooden floorboards and carved stone fireplaces to each end of the room, both with log burners, this room works well as two a living room and snug. From here a glass panelled door opens to the porch with stable door opening to the gardens, and another door opens to the hall linking the annexe to the main house.

The first-floor landing of the main house has a walk in wardrobe off, access to three double bedrooms and the house bathroom. The master bedroom suite is dual aspect with a vaulted ceiling and includes stripped floorboards and built in wardrobe. The en suite shower room is fitted with twin bowl basins set to a granite slab with cupboards below, double step in shower cubicle and low level wc. The second bedroom has a vaulted ceiling with exposed beams, a built in vintage style wardrobe and stripped floorboards.



The main house bathroom is dual aspect with a vaulted ceiling and exposed beams. A spacious room with stripped floorboards and a white suite comprising large panel bath, step in shower cubicle, pedestal wash hand basin and low level wc.

The Annexe

The annexe works well as part of the main house, but equally well separately as there is an entrance hall accessed either from the courtyard or from the living room. The hall has wood effect flooring and a staircase leading to the first floor. The main living room is a large room with wood effect flooring and a double cupboard off. This is currently used as a gym/office with a walk in library area off. The first floor comprises a large double bedroom with built in wardrobes and dressing table; and a shower room comprising step in shower cubicle, pedestal wash hand basin and low level wc.

Externally

Three trees occupies a site extending to around 2.5 acres in total. Accessed via a long, tree lined, gravelled driveway with fields either side and opening to a large gravelled parking area next to the house. The garden areas are mainly to the south with open views towards Calver Hill and Reeth. There is a stone flagged patio from the garden room which adjoins the gardens which are mainly lawn with some shrub and flower bed borders and insets.

Wayleaves Easements and Rights of Way

Three Trees is sold subject to and with the benefit of all existing rights of way, whether public or private, light, drainage, water and electricity supplies and all other rights, obligations, easements, quasi-easements and all wayleaves or covenants whether disclosed or not. There is a public footpath running between points X and Y, which are marked on the plan.

Areas Measurements and Other information

All areas, measurements and other information have been taken from various records and are believed to be correct, but any intending purchaser(s) should not rely on them as statements of fact and should satisfy themselves as to their accuracy.

Services

The property is served by oil fired central which is underfloor to the kitchen, garden room, master bedroom and ensuite. Drainage is to a septic tank. The property is served by spring fed water and is also connected to mains water.

Tenure

The property is offered Freehold with Vacant Possession upon completion.



Local Authority and Council Tax

Richmondshire District Council. Telephone 01748 829 100. The property is banded F.

Viewings

Strictly by appointment only via the Agents GSC Grays tel: 01748 829217.

Additional Services

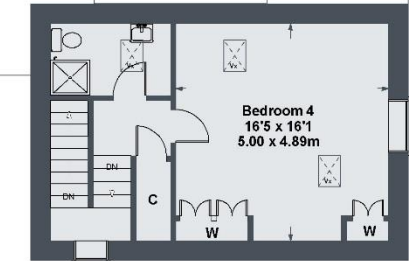
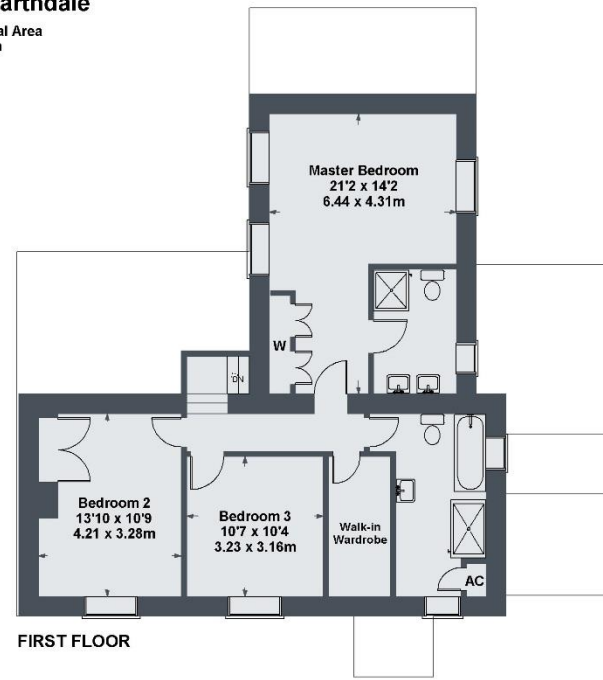
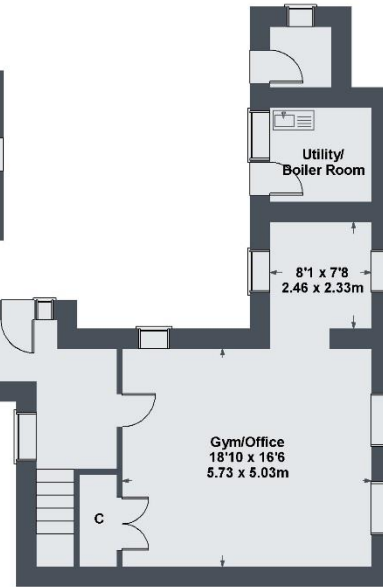
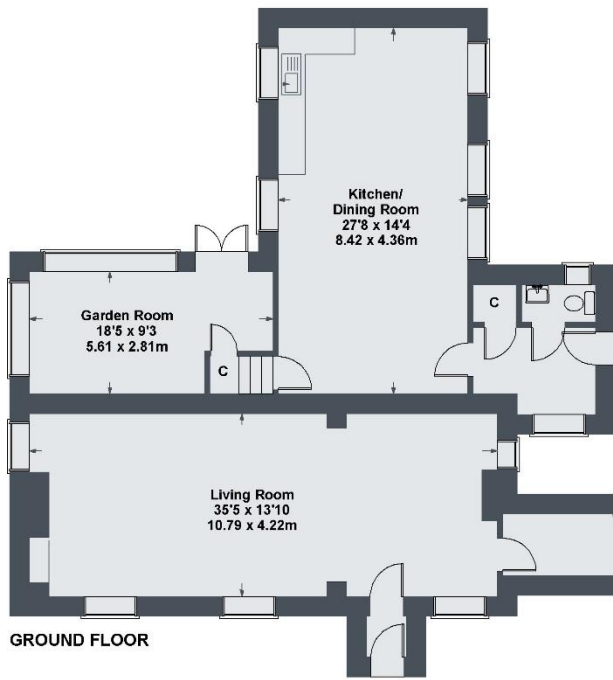
Valuations & Surveys

If you are looking to purchase a property, GSC Grays are able to offer a full range of valuation and survey reports in accordance with the guidelines of the Royal Institution of Chartered Surveyors (RICS). We offer a full range of products within the RICS Home Surveys family, i.e. The Homebuyer Report (HBR) and Building Survey. Please contact our Valuation & Survey Team on 01677 422400 for further information.



Three Trees, Arkengarthdale

Approximate Gross Internal Area
2960 sq ft - 275 sq m

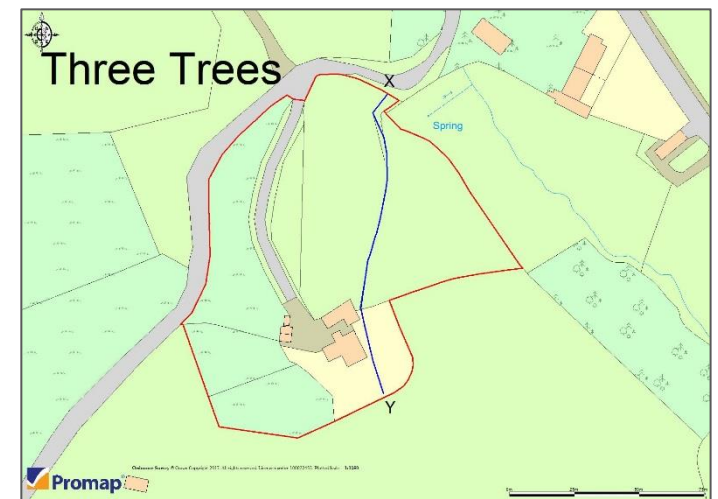
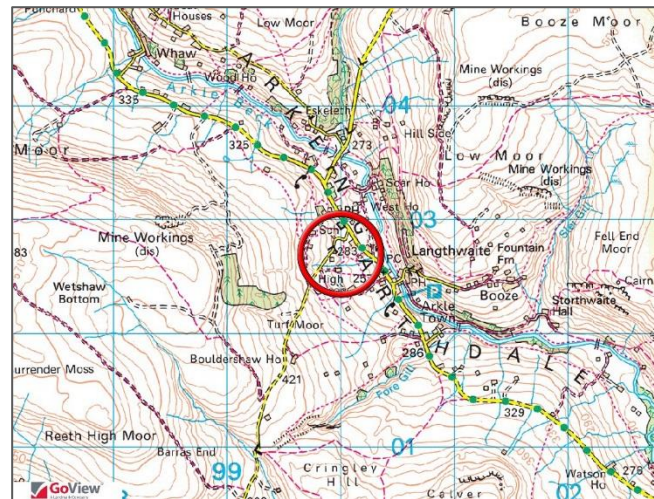


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
70	49	70	41
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales		England, Scotland & Wales	

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. 2017



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- Particulars written: MAY 2017
Photographs taken: MAY 2017