



Overton House Cafe

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The Gift Shop

OVERTON HOUSE  
Reeth, Richmond



GSC GRAYS

PROPERTY • ESTATES • LAND



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# OVERTON HOUSE

Reeth, Richmond, North Yorkshire, DL11 6SY

A spacious home, occupying a prominent position in the heart of Reeth with superb views over the village green, towards Fremington Edge.

## ACCOMMODATION

The accommodation is arranged over three floors and has previously offered the opportunity to run a business from home. The property offers fantastic flexibility to either be a large family home or alternatively be reverted back to commercial use (subject to necessary consents), if desired. The property offers a variety of characterful features including, cast iron fireplaces, exposed beams and stone walls, window seats and walled gardens.



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## Situation and Amenities

Reeth is set in the heart of the Yorkshire Dales National Park, in sought after Swaledale, The village has a number of amenities including; village shop, post office, GP surgery, bakery, several public houses, restaurants, cafés, speciality shops and a primary school. Reeth is ideally situated for those looking to enjoy the spectacular scenery and countryside of the Yorkshire Dales.

## Accommodation Comprises:

### Ground Floor

A front door leads into the previous cafe area, which could be utilised as a sitting room, with a large window looking onto the green, part wood panelled walls and beamed ceiling. A door leads into an inner hall and snug area, with doors to the first floor, cellar and ground floor WC. The cellar offers a superb storage space with shelving and an opening into the dining room, with a period fire surround, tiled inset and open grate and a door to the walled garden. The main kitchen is currently partly fitted with stainless steel units from the old commercial kitchen. This space could be converted into a traditional kitchen or a utility room.







### First Floor

The first floor landing has a Georgian stair window, window seat and original panelled doors leading to the main living room, fourth bedroom and house bathroom. The large living room has an open cast iron fire, two sash windows with excellent views of the village green and Fremington Edge and window seats.

The fourth bedroom is a good sized double with a laundry room beyond which could be converted into an en-suite, with eaves storage. The house bathroom has a panelled bath, separate shower, WC and basin.

### Second Floor

The second floor landing provides access to three double bedrooms. There are two bedrooms which enjoy views over the green towards Fremington Edge, window seats and original panelling. The rear bedroom is a quirky room with exposed beamed ceilings, eaves cupboards and a window into the landing.





## Externally

The property sits on the cobbles in the centre of Reeth.

To the rear of the property there is an enclosed gravel courtyard with a stone path leading to stone steps, which rise to the main walled garden. The garden is low maintenance with a mixture of gravelling, stone flags and raised stone flower beds with a mixture of shrubs and small trees. There is a summer house and two additional store sheds.

## Services and Other Information

Please note that the property is Grade II listed and the central heating is oil fired, the boiler is an external boiler in the rear courtyard and was fitted in 2021. There are gas bottles for the cooking facilities.

## Local Authority, Council Tax Band & Business Rates

Richmondshire District Council. Tel 01748 829100. Council Tax Band D.

The property is currently rated as Cafe Premises for part of the downstairs area.

## Tenure

The property is freehold with vacant possession on completion.

## Wayleaves, Easements and Rights of Way

Overton House 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 side access to the right hand side. Access is made to other properties here also. Notwithstanding, we understand the neighbours to the left have access, with permission, to maintain the back of their property.

## Particulars & Photographs

The particulars were written and the photographs taken in February 2022.

## Overton House, Reeth

Approximate Gross Internal Area  
2288 sq ft - 213 sq m



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. 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>68</b>
(39-54) <b>E</b>	<b>31</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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