



YEALANDS HOUSE

Eskeleth Arkengarthdale, Richmond, North Yorkshire



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ESKELETH ARKENGARThDALE, RICHMOND,
NORTH YORKSHIRE, DL11 6RW

YEALANDS HOUSE IS SET IN A SPECIAL LOCATION, WITHIN THE HEART OF ARKENGARThDALE, IN THE YORKSHIRE DALES NATIONAL PARK. THIS CHARACTERFUL HOME HAS SPACIOUS ACCOMMODATION THROUGHOUT, COMPLETE WITH SEVERAL RECEPTION ROOMS, FIVE BEDROOMS, VARIOUS GARDENS AND GROUNDS, AS WELL AS LAND WITHIN A TOTAL PLOT EXTENDING TO 3.72 ACRES. THE PROPERTY HAS STUNNING VIEWS OF ITS SURROUNDINGS AND TOWARDS THE RIVER

Accommodation

Dining Kitchen • Sitting Room • Garden Room • Living Room
Principal bedroom and shower • Guest Bedroom with en-suite
Three Further Bedrooms • House Bathroom • Utility

Externally

Substantial Lawned Gardens • Two Timber Built Stables
Barn • Grazing Paddock • Stone Store



GSC GRAYS

PROPERTY • ESTATES • LAND

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Situation

Reeth 4 miles, Barnard Castle 10 miles, Richmond 15 miles, Darlington 29 miles, Newcastle 65 miles, (please note all distances are approximate).

Arkengarthdale is situated in the heart of the Yorkshire Dales National Park, an area which is well known for its beautiful and dramatic scenery, rich in wildlife and offering a wealth of recreational and sporting activities. Within close proximity is 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 4 miles from the property and has a village shop, post office, bakery, GP surgery, several public houses, restaurants, cafes and speciality shops.

A wider variety of amenities are available at Barnard Castle and Richmond, including supermarkets, national and independent shops, as well as primary and secondary education facilities, including Barnard Castle School.

Ground Floor Accommodation

The entrance porch has stone flooring leading into the country style dining kitchen, with a good range of fitted units with cream frontage, as well as a Range style cooker with stone lintel above, Belfast sink and a dual aspect over the gardens and grounds. There is ample space for a dining table and stairs to the main first floor. There is a spacious sitting room, with a stone surround housing a multi fuel stove, a dual aspect, exposed beams and doors leading to the living room and garden room.

The living room has a triple aspect and is an extension of the original property, with oak flooring, a door leading out the gardens and stairs lead to the principal suite. The garden room has a triple aspect to enjoy the lovely setting and the utility is accessed by stone steps, built into the hillside, with plumbing for a washing machine, fitted units and a sink.

First Floor Accommodation

The principal bedroom is a substantial double, with a stunning view over the paddock and moorland beyond, with an ensuite shower room with double shower, WC and wash hand basin.



The majority of the bedrooms are accessed by a separate staircase from the kitchen with a landing leading to four bedrooms and house bathroom. The second bedroom is a substantial double, benefiting from the lovely views at the front and enjoys characterful features including timber flooring, a latch door with steps into the en-suite shower room. The en-suite has a shower, Heritage basin, WC, traditional radiator, as well as timber flooring and a door leading to the utility room.

Bedroom three is a double which enjoys views over the gardens and bedroom four, again a double, enjoys the views to the front of the property over the paddocks, with a characterful alcove. The fifth bedroom is a single room, which could be utilised as a home office. The house bathroom has a good quality suite, with a stunning free standing roll top bath, perfectly positioned under the window, as well as a corner shower, wash hand basin and WC. This room also enjoys characterful features including original timber flooring and a traditional radiator.

Externally

The property is approached by a shared lane, which leads to a timber gate and provides private access, to a gravelled parking area for several vehicles. The gardens surround the property and is mainly laid to lawn, with a gravelled patio seating area to enjoy the stunning surroundings, an ornamental pond and gravelled pathways leading up to the timber stables and log store/hay barn, which both require some renovation.

There is a stock-proof fenced paddock, currently a wild meadow, but equally could provide grazing for livestock or be utilised for equestrian use if desired, as well as a woodland area with a variety of mature trees. The total plot extends to approximately 3.72 acres.

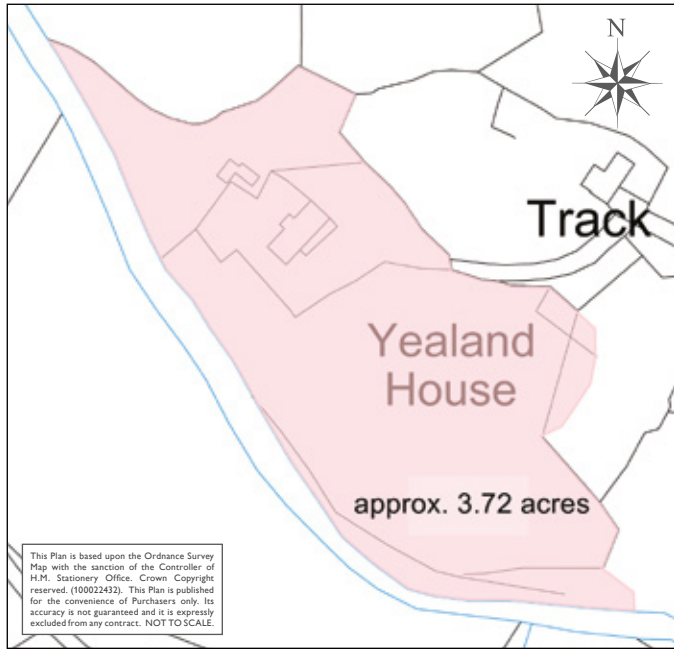
Services and Other Information

Mains electricity and water, oil fired central heating, private Klargester Biodisc drainage.

Tenure

The property is believed to be freehold with vacant possession on completion.





Local Authority and Council Tax Band
 Hambleton - Tel: 01609 779977
 The property is banded F.

Wayleaves, Easements and Rights of Way

Yealand House is sold subject to, and with, the benefit of 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. We understand that there is a footpath down the drive, which leads through the paddock. The current owners have fenced an area of the pathway separate the footpath from part of the paddock.

Areas, Measurements & 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.

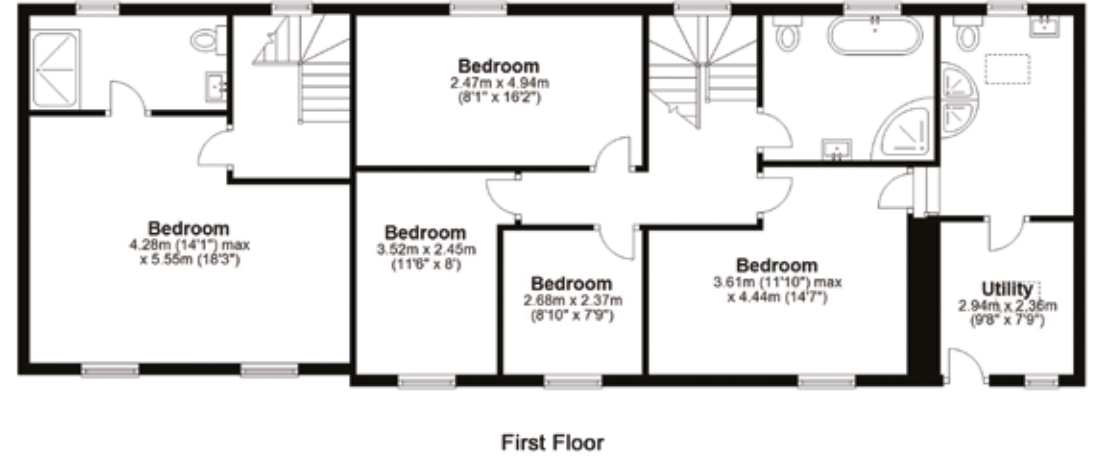
Viewings

By arrangement with the agents GSC Grays 01969 600120.



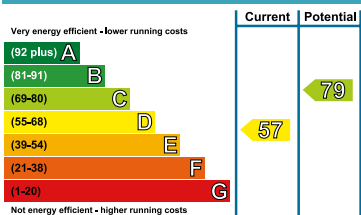
Yealands Eskeleth, Arkengarthdale

Total area: approx. 210.0 sq. metres (2260.8 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd

Energy Efficiency Rating



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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: March 2023
 Photographs taken: February 2023