



CHAPEL HOUSE  
Muker, Richmond



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# CHAPEL HOUSE

Richmond, North Yorkshire, DL11 6QG

A characterful and sympathetically converted chapel, situated in the heart of the Yorkshire Dales National Park, with stunning views of the surrounding countryside.

## ACCOMMODATION

The property has been thoughtfully converted to create a comfortable home, with spacious and functional living spaces, perfect for a wide variety of purchasers.

The property benefits from flexible living accommodation throughout, with the opportunity to have a letting room with a bedroom and en-suite to the ground floor, a spacious dining kitchen, L-shaped living and dining room, as well as two double bedrooms to the first floor and a galleried study above the kitchen.

There is also a workshop, private parking with EVC charging point and private low maintenance gardens.



15 High Street, Leyburn, North Yorkshire, DL8 5AQ

01969 600120

leyburn@gscgrays.co.uk

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## Situation and Amenities

The small village of Muker is located in the heart of Swaledale, set amongst its beautiful hay meadows and field barns. The village has a village store and tearoom, church, craft shop, public house, gift shop and gallery. It is a well known stop off point on the Pennine Way walk and the Coast to Coast also runs close by. There are primary schools at Gunnerside and Reeth, as well as secondary schools at Leyburn and Richmond. Private schools are at Sedbergh, Barnard Castle and Newton Le Willows (Aysgarth Prep). Both Hawes and Reeth have several bars, restaurants, medical facilities and independant shops as well as weekly markets. Leyburn and Richmond also offer additional facilities including national supermarkets, a cinema and leisure facilities. Buses connect to Richmond and Reeth and from there to Leyburn, Darlington and Northallerton.

Muker is set between the two market towns of Reeth (9 miles) and Kirkby Stephen (14 miles), with access to the A1 at Catterick (22 miles) and the A66 (19 miles) at Brough. There are further amenities in Leyburn (17 miles) and Richmond (20 miles) and mainline train stations are at Darlington, Northallerton and Garsdale Head. Please note that all distances are approximate.





### Accommodation Comprises: Ground Floor

The original chapel doors lead into a hallway, with doors leading to the living accommodation and ground floor bedroom, which could create a private entrance for an Airbnb business. There are stained glass windows, alcoves and stone flooring leading into an inner hall, with a staircase to the first floor and doors to the living room, dining room and ground floor WC.

The living room is an L-shaped room with a dual aspect, including stained glass windows to the side and rear, a multi fuel stove with a slate hearth and oak beam above. There is an archway leading into a secondary seating area, which could also be utilised as a formal dining room, wooden flooring flows throughout this room and the inner hallway. There are bi-fold doors and a stained glass feature window which leads into the dining kitchen.

The dining kitchen is a spacious room with navy fronted units and granite effect work surfaces, a ceramic sink, Rangemaster cooker with matching extractor hood above and ample space for free standing white goods. A staircase leads to the galleried office/potential fourth bedroom and doors lead to the boot room and workshop and there is an additional multi fuel stove and windows overlooking the garden.

The ground floor bedroom is a good sized double, with window to the side showcasing the view and an en-suite shower room with shower, basin, WC, heated towel rail and extractor fan.



### First Floor

The first floor galleried landing has exposed original chapel timbers, a Velux window, loft access and doors leading to the two double bedrooms.

The principal bedroom is a spacious double, with a dual aspect and Velux windows, showcasing the stunning surrounding views, walk-in wardrobe and en-suite shower room, with walk-in shower, basin, WC, heated towel rail and Velux window.

The second bedroom, also a double, has a dual aspect with a stained glass window to the front, fitted storage and en-suite bathroom, with panelled bath and shower above, basin, WC, heated towel rail and Velux window.

### Externally

The property is approached through wrought iron gates to both stone paved pathways and an opening to the gravelled area, providing parking for two/ three vehicles. There are a wide variety of well stocked flower beds and borders, housing an abundance of mature shrubs, plants and trees.

There is a gravelled seating area to the front of the property, as well as a private and enclosed stone paved raised patio seating area to the side, which catches the morning sun and perfect for alfresco entertaining. There is also an additional stone paved patio area to the opposite side, which houses a large log store and storage area. There are various external water taps and an electric car charging point.

### Tenure

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

### Services and Other Information

The property is served by oil fired central heating, mains electric, water and drainage connected.

### Local Authority and Council Tax Band

North Yorkshire Council. Tel 01748 829100.

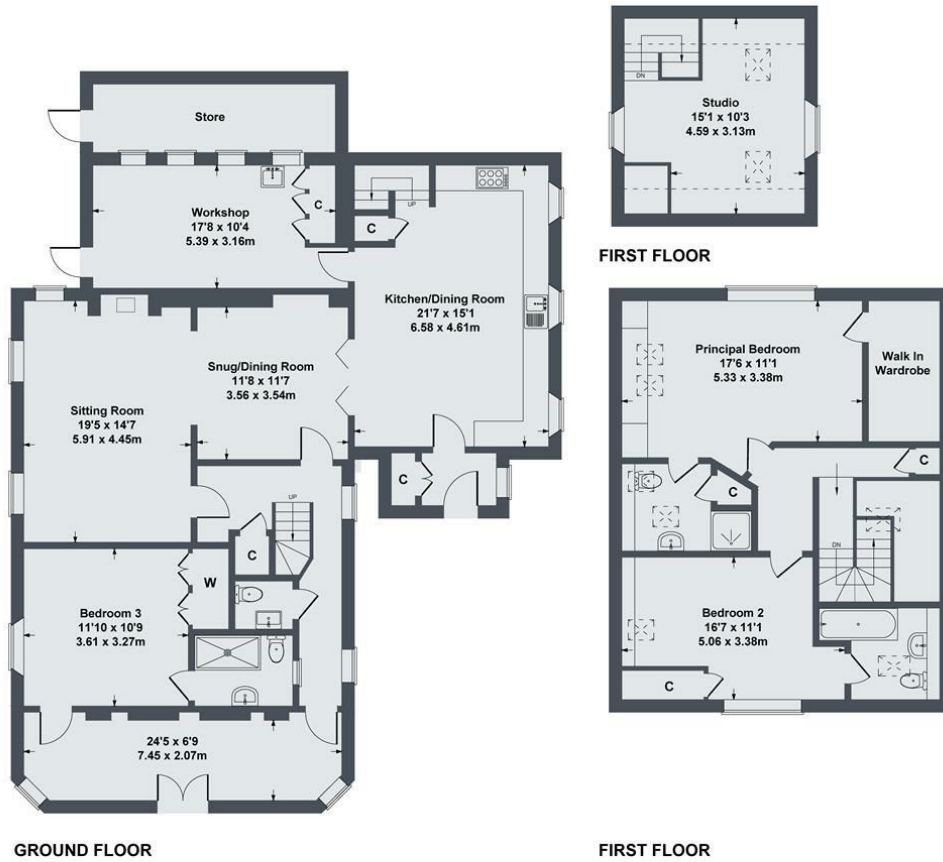
The property is banded E.

### Particulars & Photographs

The particulars were written and the photographs taken in July 2023.

# Chapel House, Muker

Approximate Gross Internal Area  
2476 sq ft - 230 sq m  
(Excluding Store)



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. 2023

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>		<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</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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