

BELLE GREEN
Reeth, Richmond



GSC GRAYS

PROPERTY • ESTATES • LAND

BELLE GREEN

Richmond, North Yorkshire, DL11 6TH

An attractive and deceptively-spacious, stone-built property, set back with views over the village green.

ACCOMMODATION

Belle Green has previously been used as a holiday let, yet offers flexible, neutrally decorated accommodation which would be perfect for a permanent or second home.

Set over three floors, the property boasts various reception rooms and a substantial dining kitchen.

The layout offers scope to potentially create additional spacious bedrooms, including a further bedroom to the first floor.

There are spacious gardens and the property has the rare benefit of an allocated parking space within the centre of Reeth.



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Situation and Amenities

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

Further amenities are available in the market towns of Leyburn (8 miles) and Richmond (11 miles), where there are many excellent local and artisan shops, a weekly outdoor market, filling station, dentist, primary and secondary schools and sixth form colleges. Leyburn is also home to Tennants Auctioneers on the eastern outskirts of the town.

The area benefits hugely from tourism and has good communications and relatively easy access to the A1 at Catterick. The nearest train station is at Northallerton (about 26 miles away) with a regular service on the East Coast Main Line to York, Newcastle, London or Edinburgh. International airports: Leeds Bradford, Newcastle and Teesside International Airport.





Accommodation

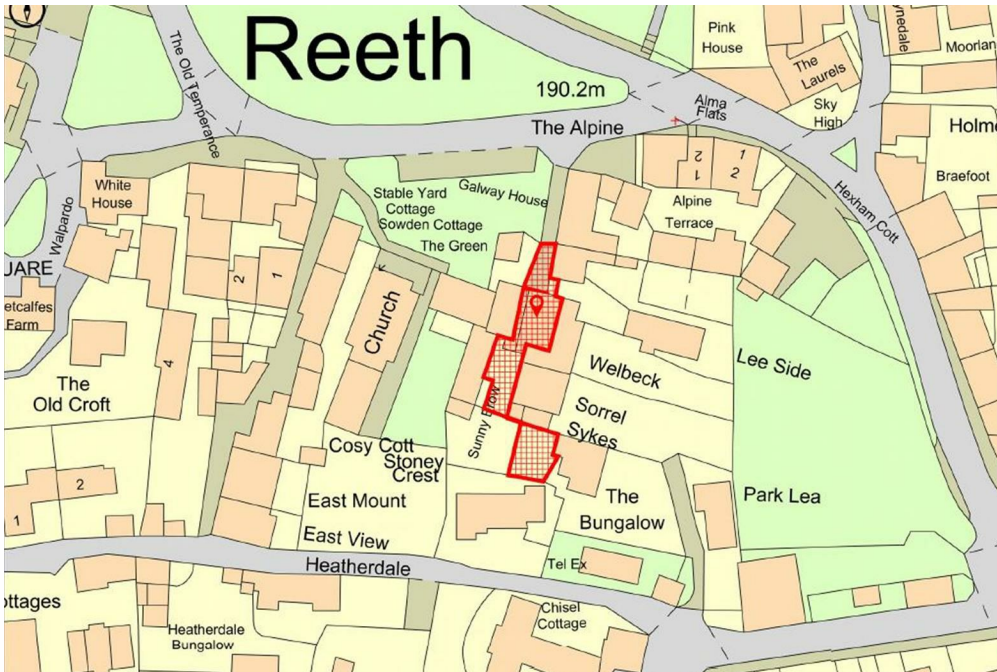
The front door leads into the entrance hall with stairs to the first floor and a door leading into the snug.

The snug has access to the spacious dining kitchen, which has been fitted with grey-fronted units and integrated appliances including a dishwasher, fridge, cooker and hob. Sliding doors lead out to the rear garden and there is a ground floor bathroom with a panelled bath and shower above.

There is also a utility area/ store accessed from the courtyard, with light and power connected, to house freestanding white goods.

The first floor landing is currently used as a sitting area but could be partitioned off to create an additional, substantial double bedroom. A door leads out to the first floor balcony. There are two bedrooms, one of which is a double and the other a single. The house bathroom has a panelled bath and a separate, large, walk-in shower.

The second floor landing leads straight into an area with a vaulted ceiling, exposed beams and a mezzanine banister looking down onto the first floor sitting area. Currently used as a bedroom, this area leads through to an additional room, also currently used as a bedroom but could be used as a dressing area, home study or potential en suite.



Externally

To the front of the property, there is an enclosed parking area for one car and a pedestrian pathway leading up to the front door. There is a right of access for two neighbouring properties across the front path.

To the rear, there is an open courtyard which is partially owned by Belle Green, providing patio seating areas and a raised balcony. There is a right of access across the neighbour's patio area and shared stone steps leading to an additional garden, privately-owned by Belle Green, with a variety of shrubs, mature plants, gravelled pathways and seating areas. There is also a gate to the side which provides access to the rear garden.

Agent's Note

We understand there are two areas of the ground floor which are flying freehold, with the two attached properties.

The Promap is to provide a guide for the layout of the plot and for indicative purposes only.

We understand that the second floor conversion was carried out in 1998.

Owner's Insight

The current owner loves the spectacular views to both the front and rear, along with the large garden and gated, private parking space.

Viewings

Strictly by appointment with GSC Grays. Telephone: 01748 829 217.

Rights of Way

We understand there is a right of way in favour of Belle Green over the back lane and two neighbouring properties.

We understand that a neighbouring property has a right of access over the front courtyard to their property and to the rear a neighbour has access over the steps to their garden.

Services

Oil-fired central heating, mains electric, water and drainage.

Tenure

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

Local Authority

North Yorkshire Council. The property is currently rated for business purposes.

Particulars and Photographs

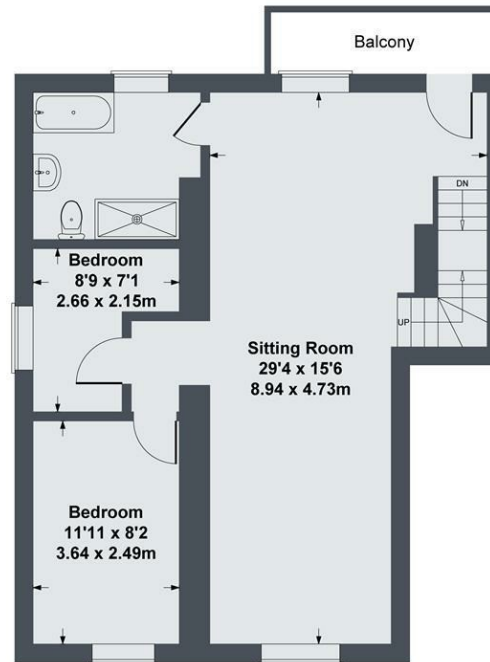
Particulars prepared and photographs taken December 2024.

Belle Green, Reeth

Approximate Gross Internal Area
1679 sq ft - 156 sq m
(Including Void)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	51	72
England & Wales		EU Directive 2002/91/EC



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