



COCKER HOUSE
Arkengarthdale, Richmond





COCKER HOUSE

ARKENGARHTHDALE, RICHMOND, DL11 6EP

AN EXCEPTIONAL DALES PROPERTY WHICH HAS BEEN EXTENSIVELY RENOVATED AND MODERNISED TO CREATE A SUPERB FAMILY HOME, COMPLETE WITH SPACIOUS GARDENS AND LAND EXTENDING TO APPROXIMATELY 2.7 ACRES

Accommodation

Entrance Hall • Sitting Room • Dining Kitchen • Utility • First Floor Sitting Room
Study • Four Bedrooms (One En Suite) • House Bathroom

Externally

Private Parking • Patios • Lawns • Three Paddocks • Workshop • Stone Stores



GSC GRAYS

PROPERTY • ESTATES • LAND

5 & 6 Bailey Court, Colburn Business Park,
Richmond, North Yorkshire, DL9 4QL

Tel: 01748 829217

www.gscgrays.co.uk

richmond@gscgrays.co.uk

Offices also at:

Alnwick
Tel: 01665 568310

Chester-le-Street
Tel: 0191 303 9540

Barnard Castle
Tel: 01833 637000

Driffield
Tel: 01377 337180

Boroughbridge
Tel: 01423 590500

Kirkby Lonsdale
Tel: 01524 880320





Situation and 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, rich in wildlife and offering a wealth of recreational and sporting activities. Within close proximity is the CB Inn (pub, restaurant and hotel), whilst nearby Langthwaite is home to The Red Lion Inn and St.Mary's Church. Whilst rural, the property is not isolated and has neighbours within striking distance, as well as easy access onto the Regional Rte. 71 road.

Located approximately 3.5 miles away, the market town of Reeth in Swaledale has a village shop, post office, bakery, award winning GP surgery, primary school, 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.

Reeth 3.5 miles, Barnard Castle 11 miles, Richmond 15 miles, Darlington 29 miles, Newcastle 65 miles (please note, all

distances are approximate) Northallerton and Darlington mainline stations are approximately 29 miles away. The A1 (M) is approximately 18 miles away at Catterick.

Cocker House

This lovely home was originally three separate miners' cottages and is believed to have taken its name from the local mine owner. A substantial amount of the property has been rebuilt, with the exception of the two gable ends, using modern building methods whilst retaining the period look of the house. It has been extensively renovated, converted and fitted with energy efficient appliances such as a ground source heat pump and private spring water with filtration system.

There are a number of character features and high-quality fixtures and fittings to be found throughout, creating a comfortable and flexible living space for a wide variety of purchasers. Features of note include the original stone-flagged flooring, exposed beams and an attractive fireplace found within the sitting room, housing a multi-fuel stove with a stone hearth and stone surround. There is an additional multi-fuel stove, a country-style kitchen and sash windows as

well as vaulted ceilings and a free-standing rolltop bath.

The quality of this home is apparent the moment you walk through the door, with nicely proportioned rooms enjoying the fantastic, far-reaching views over Arkengarthdale and surrounding countryside.

Cocker House offers further flexibility, with the potential to provide multi-generational living. There is a linking door which separates the main living accommodation from a ground floor bedroom and there is a first floor sitting room and an additional cooking space with all the relevant plumbing.

The external offering mirrors the quality of the internal accommodation, with well-manicured gardens and flower beds, various patio seating areas to enjoy the panoramic views and the benefit of three grazing paddocks which would be ideal for those with a small hobby farm interest or pony paddocks.

Accommodation

The spacious entrance hall has a vaulted ceiling, stairs to the first-floor reception room and doors leading to the formal sitting room and the ground floor bedroom.



The formal, dual aspect sitting room has a multi-fuel stove and leads into the dining kitchen, which was built by T & S Bespoke Kitchens and has cream-fronted units, solid pewter handles and tap, granite work surfaces with a solid timber surface to the island, ample space for a dining area and useful pantry cupboards as well as an integrated dishwasher and fridge. A door leads through to the study, which would also make a useful boot room, whilst the rear hall provides access to the first-floor accommodation and also the utility with w.c.

The first floor sitting room enjoys a dual aspect and vaulted ceiling, with a log-burning stove and a kitchenette area which would be ideal for creating a self-contained annexe or holiday let potential, if desired. There is also a ground floor bedroom complete with walk-in wardrobe, a useful storage cupboard and an en-suite shower room.

From the main first floor landing, there is access to three double bedrooms, all of which are good-sized doubles which benefit from lovely views to the front. The house bathroom has a free-standing rolltop bath, vanity basin, large shower and w.c.

Gardens and Grounds

The property is approached via a private gravelled driveway leading to a substantial parking area for several vehicles. The driveway has paddocks to either side and there is a useful stone outbuilding within the parking area which is currently used as a workshop with separate log stores.

The side and rear gardens are mainly laid to lawn and there is an attractive, stone-walled ornamental garden at the front of the property, perfect for enjoying the lovely view, with a substantial patio and a variety of mature shrubs and plants.

There is a further gravelled seating area to the rear, with steps leading up to an additional patio and lawn, along with an area which could be used as further garden space or a vegetable patch, discreetly screened by leylandii.

The land is separated into three paddocks, extending to approximately 2.25 acres, which would make ideal pony paddocks or grazing for sheep.



Owner's Insight

One of the many things we love about our home is the beautiful location within the Yorkshire Dales, with amazing views and space. It has allowed us to create a fantastic family home. In the 15 years we have lived here, we have been part of a community which has always made us feel really welcome.

Tenure

The property is freehold and will be offered with vacant possession on completion.

Viewings

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

Local Authority

North Yorkshire Council.

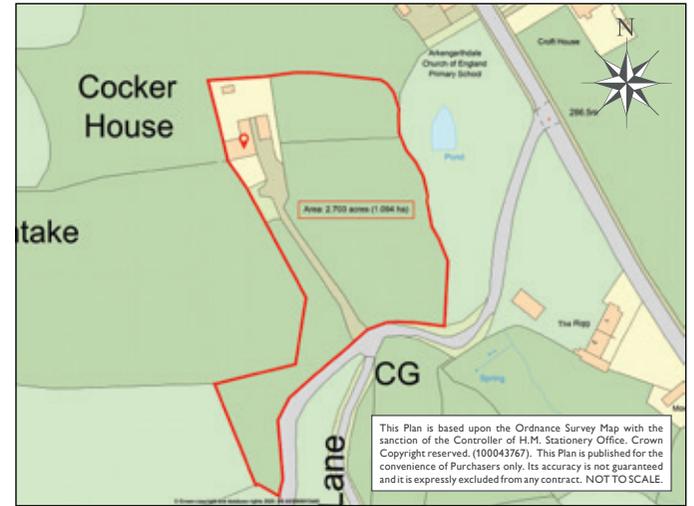
Council Tax

Band F.

Services

Ground source and air source heat pumps. Ground source and part air source central heating. Mains electricity. Private water supply. Private water treatment plant.





Wayleaves and Covenants

Cocker House is sold subject to and with the benefit of all existing rights, including rights of way, light, drainage, water and electricity and all other rights and obligations, easements and all wayleaves or covenants whether disclosed or not.

We understand that a neighbour has access to their field across the title.

We understand that there is an easement in favour of Northern Powergrid to the electric pole within in the title.



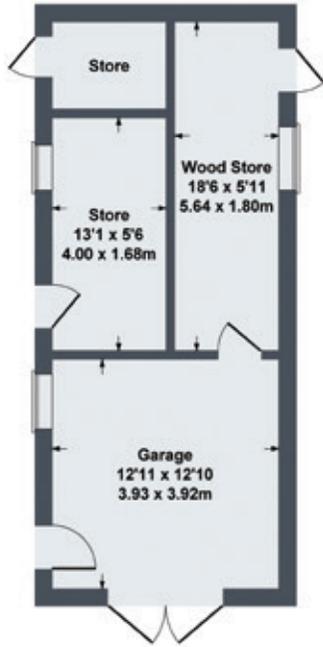
Cocker House, Arkengarthdale

Approximate Gross Internal Area
2723 sq ft - 253 sq m

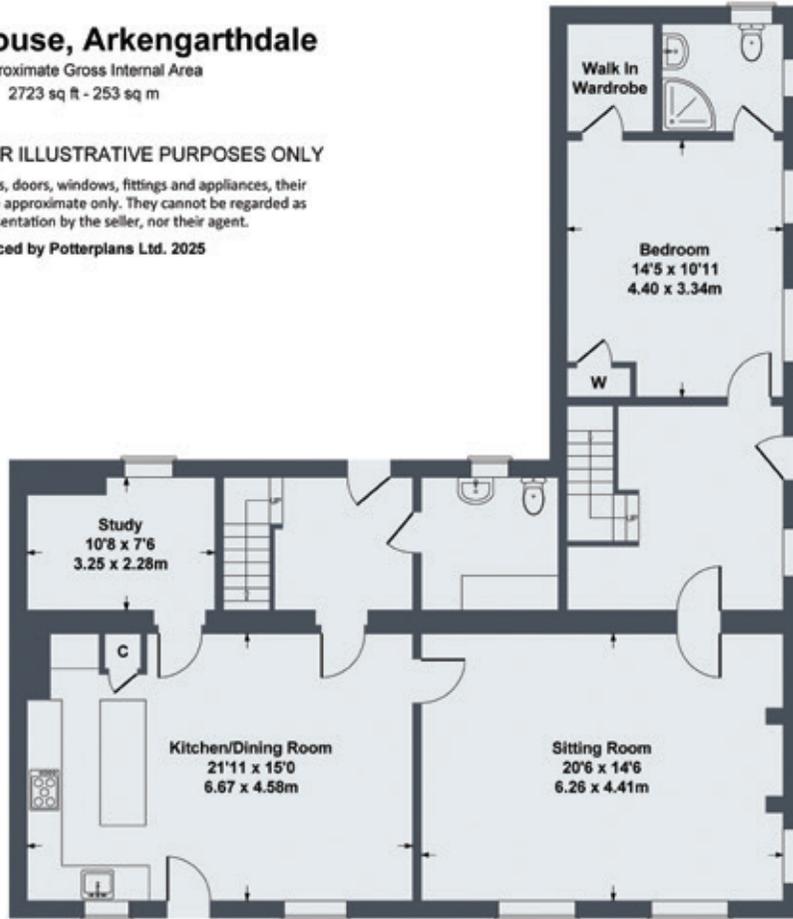
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.

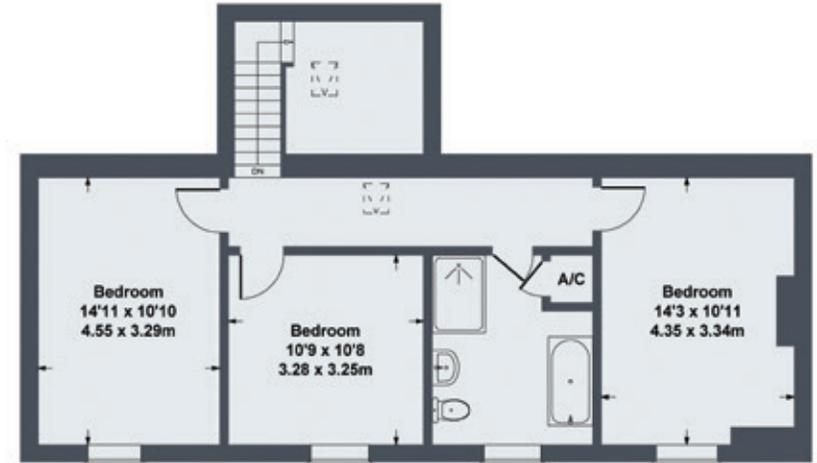
Produced by Potterplans Ltd. 2025



GARAGE



GROUND FLOOR



FIRST FLOOR



FIRST FLOOR

Energy Efficiency Rating

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	82
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
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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: June 2025

Photographs taken: May 2025