



SPENSLEY HOUSE  
Gunnarside, Richmond



GSC GRAYS

PROPERTY • ESTATES • LAND



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# SPENSLEY HOUSE

Richmond, DL11 6LE

An attractive stone-built Grade II Listed detached property with superb open views over the Yorkshire Dales National Park.

## ACCOMMODATION

Dating back to approximately 1820, this substantial family home is tucked away in a popular Swaledale village.

Built in sandstone with a traditional Georgian-style including two reception rooms, a breakfast kitchen, as well as three good sized bedrooms.

There are many character features to this property including two fireplaces housing log burning stoves, an aga, exposed beams, various coving, stone-flagged flooring, sash windows, a sweeping staircase and arched window to the landing to name a few.

The property would need some repair and modernisation, however, offers huge potential with stunning views and private gardens as well as off road parking for several vehicles and a garage.



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## Situation & Amenities

The tranquil village of Gunnerside is set in the heart of the Yorkshire Dales National Park, in Swaledale. With a thriving village pub, café, blacksmiths museum and primary school, Gunnerside is ideally situated for those looking to enjoy the spectacular scenery and countryside of the Yorkshire Dales.

The nearby village of Muker (3 miles) also has a village pub, village shop and gift shop and is home to the famous Swaledale Woollens and Muker Silver Band. It is a well-known stop off point on the Pennine Way walk and the Coast to Coast also passes close by.

Gunnerside is situated near the well-loved village of Reeth (6 miles), with various independent shops, weekly markets, GP surgery, galleries, cafes and pubs, with the market town of Leyburn (15 miles) offering further amenities including a secondary school, Tennants auction house and dentists.

There is access to the A1 at Catterick (19 miles) and the A66 (21 miles) at Brough. There are further amenities in Richmond (16 miles) and mainline train stations are at Darlington and Northallerton.

Please note that all distances are approximate.







## Accommodation

The front door opens into a formal entrance hall with original flagstone flooring, offering access to the ground floor accommodation, cellar, and staircase to the first floor. The dining room has a log burning stove and a dual aspect with timber flooring and an opening into the kitchen.

The kitchen has sage green fronted units, solid wooden worktops, a ceramic sink, an AGA (requires maintenance) and a separate integrated fridge and cooker, as well as space for freestanding white goods.

There is a formal sitting room also with timber flooring and a window showcasing the views, with a log burning stove and stone surround.

There is a rear hallway which is the main entrance to the property, as it leads to the parking, and there is a utility room with fitted units and a separate cellar with stone steps providing additional storage.





There is a half landing which leads to a separate cloakroom, and the main landing provides access to three bedrooms and house bathrooms. The principal bedroom is a spacious double with two windows to the front, showcasing the lovely views, as well as fitted wardrobes and a basin.

The second and third bedrooms are also good-sized doubles and there is a separate bathroom housing a panelled bath, a WC and basin, as well as the airing cupboard. There is a separate shower room with a step-in shower and basin.

### Gardens

The property is accessed via a timber five-bar gate leading to private parking. A separate pedestrian gate set within a stone wall opens into the secluded, secure, south-facing gardens, located to the front and side of the house.

The garden is mainly laid to lawn with a substantial patio seating area to enjoy the views. There are various stone-built stores including a coal store (The Temple) which we understand has a separate Grade II listing.

There is an additional patio garden to the west side. The gardens would benefit from landscaping and maintenance, however, hold a huge amount of potential with well-established flowerbeds and stunning views.

### Garaging

There is a stone-built garage with an up and over door, light and power connected. The garage is situated to the side of the parking area and there is a pedestrian door leading into the enclosed courtyard.

### Services & Other Information

The property benefits from mains connections to electric, water and drainage. LPG gas central heating.

We understand the property has a right of access over the village pastureland to the garage and parking area. We also understand the neighbour has a right of access within the parking area for maintenance to their property.

### Local Authority

North Yorkshire Council. The property has a Council Tax Band rating of F.

### Viewings

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

### What3Words

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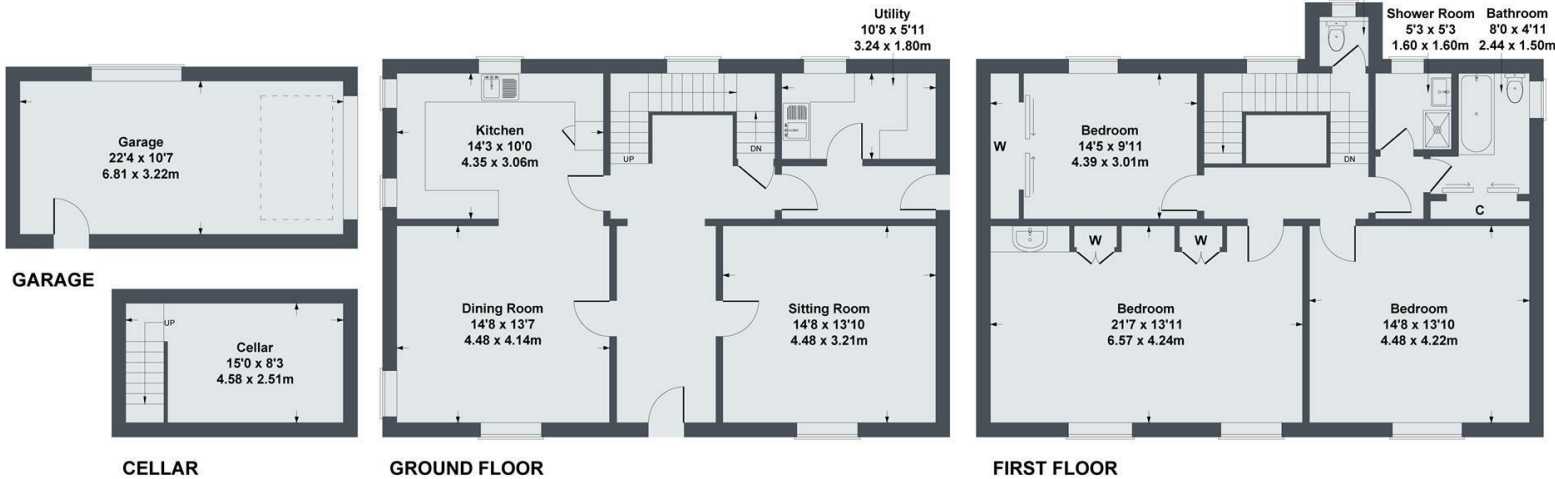
### Photographs & Particulars

Photographs were taken July 2025 and particulars were written August 2025.



Spensley House, Gunnerside

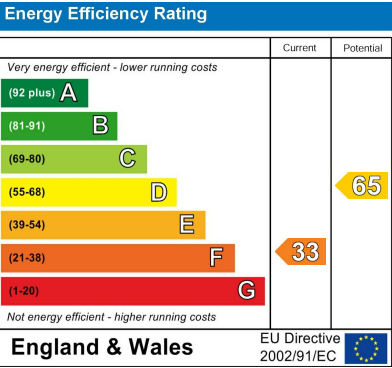
Approximate Gross Internal Area  
2164 sq ft - 201 sq m



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



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