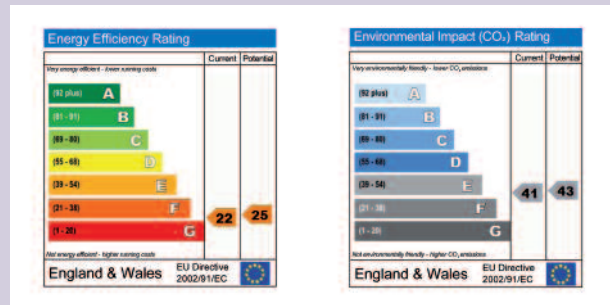
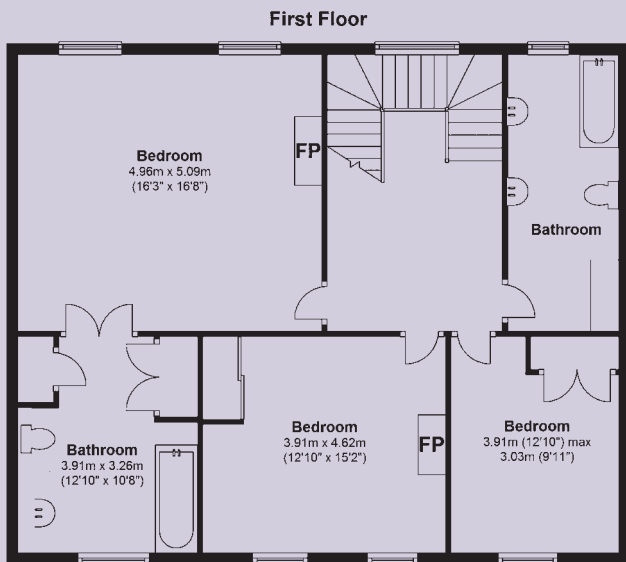
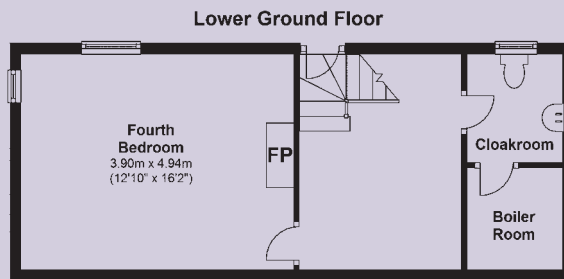
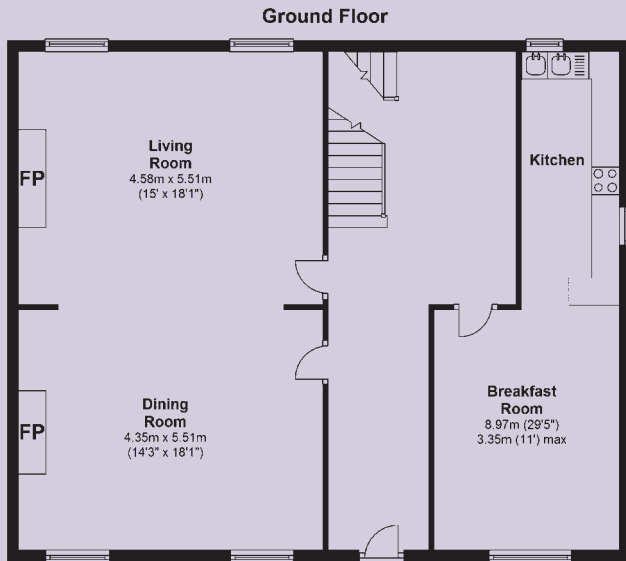


Lawn House,
Low Row, Reeth, Richmond

Edwin
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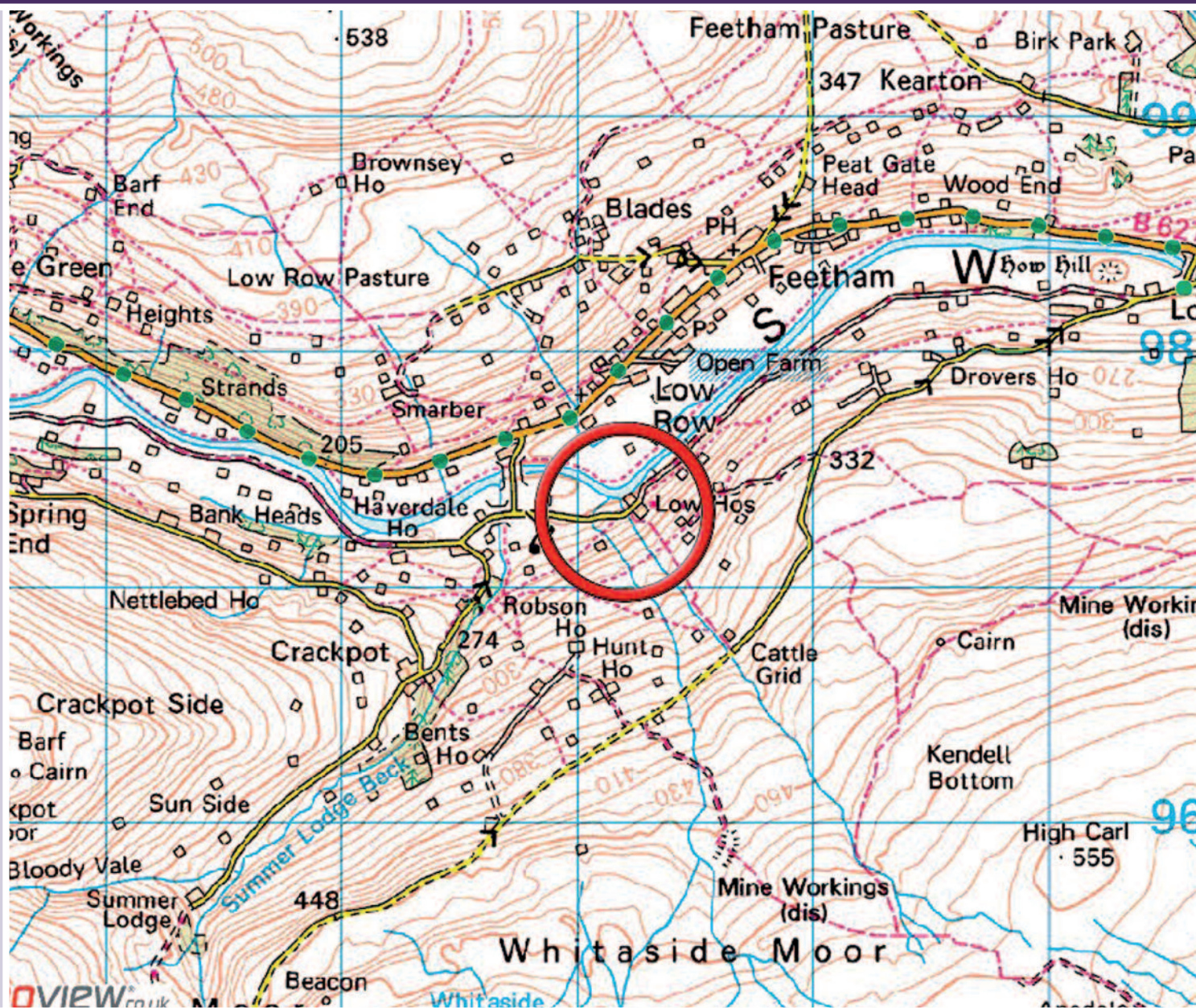
Brief Résumé

A Grade II listed 4 bedroomed period property standing in delightful gardens and grounds of approximately 2.8 acres, together with a cottage comprising 2 flats and a large detached garage. Magnificent picturesque Swaledale setting within the National Park, including river frontage.

Description

Lawn House occupies an outstanding position on the south bank of the River Swale, within the heart of Swaledale, an area famous for its sheep of that name and its natural beauty. Being one of the most northerly dales within the Yorkshire Dales National Park, Swaledale is less impacted by tourism and retains all of its rural tranquillity and charm, with unspoilt picture postcard villages, iconic stone cottages, boundary walls and field barns, interspersed by the fast flowing clear waters of becks and streams which feed the River Swale. The area used to support a century's old lead mining industry which began with the Romans, but there is little sign of that now amongst the lattice of green pastures within the valleys and the surrounding high heather clad moorlands which constitute some of the best grouse moors in the United Kingdom.

Lawn House occupies an elevated position above the River Swale with levelled and terraced gardens and grounds around the house, and includes 2 further fields, a fast flowing beck through the grounds together with river frontage to the River Swale. This handsome property is constructed in the local mellow stone and is arranged over 3 floors. The accommodation briefly comprises on the ground floor: a most inviting entrance hall, dining room, sitting room, and breakfast kitchen. On the first floor: is a spacious landing, 3 double bedrooms (one with ensuite bathroom) and main house bathroom. On the lower ground floor: a stone flagged hallway with door to the garden and further bedroom with separate wash room. The property has many fine features and retains much of its original character. In addition to the main house on the west side of the cobbled courtyard is a "cottage" which comprises two self contained 2 bedroomed flats. The whole of the property has been well maintained and is presented in good order. An internal inspection is thoroughly recommended to appreciate the property's many outstanding qualities.





Location

Lawn House is located within the Richmondshire district of North Yorkshire some 15 miles west of the busy market town of Richmond. The house is approached via a minor public road running to the south side of the River Swale and is best approached via the river crossing from the B6270 approximately 4 miles west of Reeth. From Richmond take the A6108 in a westerly direction and after approximately 5 miles turn right onto the B6270 which follows the River Swale along its full length before continuing on up and over the moors in the direction of Kirkby Stephen. Proceed through the delightful village of Reeth, and just beyond Low Row take the lefthand turning to cross the river, and immediately turn left again so as to return in an easterly direction on the south side of the river. Lawn House is to be found on the lefthand side after approximately one third of a mile.

Accommodation:

Ground Floor

Entrance Hall

Spacious reception hallway is approached via a panelled entrance door with semi circular window above, moulded cornicing to ceiling, dado rail, radiator with screen, stairs off to first floor, and down to lower ground floor

Dining Room

Moulded cornicing to ceiling with further patterned inlay, feature marble fireplace, double windows to the front with timber panelled shutters and radiators with screens beneath, panelled opening to:

Living Room

Moulded cornicing to ceiling, ornate Adam's style mantelpiece and surround to cast iron fireplace with open fire grate and marble hearth, wall lights, double windows to the rear and side window with timber panelled shutters and radiators with screens beneath

Breakfast Room

Dining area with wall recess for display, coved ceiling, recessed ceiling lights, window to front incorporating window seat and timber panelled shutters, radiator with screen underneath, open plan to:

Kitchen

Fitted kitchen with a range of pine fronted wall and base units providing cupboards and drawers, integral wine rack, pull out bin draw, tiled work surfaces and up-stand, hidden worktop lighting, and stainless steel double sink with mixer tap. Integral appliances include Zanussi gas hob with cooker hood above, electric double oven and grill, dish washer, and fridge freezer. Recessed ceiling lights, radiator, loft access, windows to the side and rear

Lower Ground Floor

From the rear of the ground floor hall stone steps lead down to the lower ground floor, and from a half landing a panelled door with window above leads directly out to the rear garden

Lower Hall

Recessed ceiling lights, stone flagged floor, radiator, electric night storage heater, wall cupboard, and understairs cupboard

Cloak Room

With stone flagged floor, wash basin, radiator, recessed ceiling lights, small window to rear with fitted roller blind, and door to:

Boiler Room

Remeha gas boiler (LPG gas), plumbing for washing machine, porcelain sink, and recessed ceiling lights

Fourth Bedroom

A sculptured stone fireplace with open fire grate, coved and boarded ceiling with recessed ceiling lights, wall recesses for display, wall cupboard, deep window recess with stone still and sealed unit double glazed window to the side, and further window to the rear

First Floor

Stairs and Landing

Attractive broad staircase with curved and twisted hand rail leads to the first floor, a half landing with window to the rear introduces excellent natural light to this part of the house. Landing with dado rail, corniced ceiling, radiator with screen

Bedroom 1

Master bedroom is a large double room with Adams style timber mantle piece and cast iron open fire grate, marble inlay and hearth, corniced ceiling, double windows to rear with radiators and screens underneath. Twin doors lead to:

Bathroom/Dressing Room

Range of built-in wardrobes provide ample hanging and shelved storage space, large panelled bath inset to arched alcove, oval sink inset to marble surround with cupboards and drawers beneath and feature arch above. WC, display shelves, coved ceiling, recessed ceiling lights, window to the front with fitted roller blind and radiator with screen beneath

Bedroom 2

Double bedroom with cast iron fireplace and open fire grate, marble inlay and hearth, corniced ceiling, built-in cupboards and wardrobes, double windows to the front with radiator and screen beneath. Internal door to:

Bedroom 3

Double bedroom with fitted wardrobes, corniced ceiling, window to front with radiator and screen beneath

Bathroom

Large panelled bath with tiled surround, WC, twin wash basins, separate tiled shower cubicle, corniced ceiling, recessed ceiling lights, loft access, built-in tank cupboard, window to the rear with fitted roller blind and radiator with screen beneath

Flat 1

Ground floor

Flat accessed from the cobbled courtyard

Living Room

With coved ceiling, stone mantel piece and surround with open fire grate, radiator, sealed unit double glazed window to the front overlooking the cobbled courtyard, latched cottage door to:

Kitchen

Pine fronted fitted cupboards and drawers with contrasting work surfaces and tiled up-stand, one and half bowl stainless steel sink with mixer tap, integral appliances include Zanussi gas hob (LPG gas), electric double oven and grill, and fridge freezer. Radiator, recessed ceiling lights, upvc double glazed window to rear, boiler cupboard incorporating Marathon gas boiler (LPG gas)

Inner Hall

With radiator

Bedroom 1

Double bedroom with radiator, and window to rear

Bedroom 2

With radiator, large built-in double wardrobe with overhead cupboards, window to the front with fitted roller blind

Bathroom

Bath with overhead shower, wash basin, WC, radiator with integral heated towel rail, wall mounted electric heater, built-in cupboard, window to side with fitted roller blind

Flat 2

First Floor

Approached from the public road

Breakfast Kitchen

Is approached via a stable door, exposed beam, high sloping ceiling, radiators, sealed unit double glazed window to the side with roller blind.

Kitchen Area

With fitted pine fronted wall and base cupboards, tiled work surfaces and up-stand, hidden worktop lighting, one and half bowl stainless steel sink with mixer tap, Zanussi electric oven and gas hob (LPG gas) with cooker hood above, and integral fridge

Living Room

Stone fire place with open fire grate, radiator, windows to 2 sides overlooking waterfall with fitted roller blinds

Hall

With radiator and loft access

Bedroom 1

Double bedroom with fitted wardrobes and cupboards above, radiator, window to the side with fitted roller blind

Bedroom 2

Twin bedroom with radiator, window to the front with fitted roller blind

Bathroom

Steps down, panelled bath with shower above, wash basin, WC, extractor fan, part tiled walls, wall heater, radiator and integral towel rail, hot water tank cupboard, windows to 2 elevations with fitted roller blinds

Outside

Garage

Detached stone built garage able to accommodate 2 cars in tandem, folding timber doors, arched window to rear and further window to side, light and power installed, and ultra violet water filter

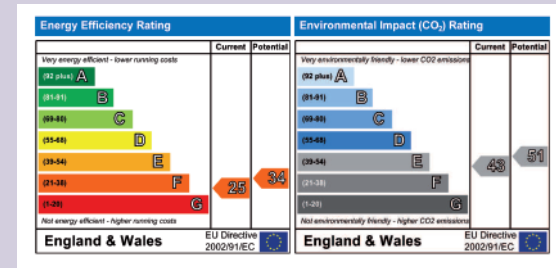
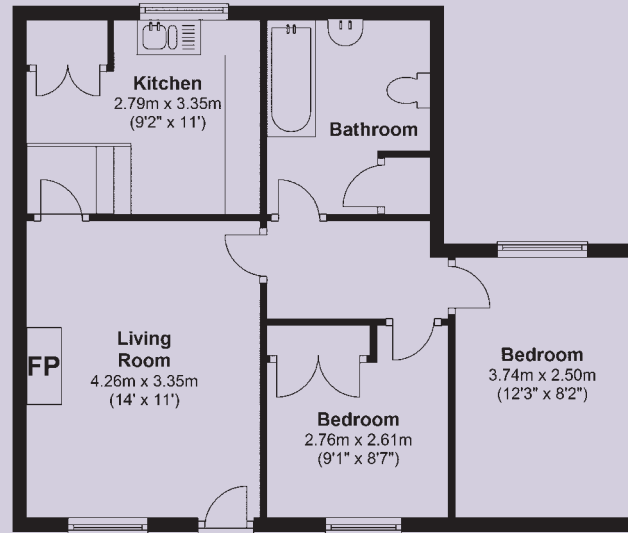
Gardens and Grounds

From the public road Lawn House may be approached on foot via stone steps and wrought iron gates hung on stone gateposts set within an attractive stone curved front boundary wall. The vehicular approach is via a curved driveway which again passes between the front boundary wall and the stone built garage to reach the front of the house where a broad cobbled/paved area provides ample parking and turning space. To one corner of this cobbled area and adjacent to the public road is the cottage incorporating 2 flats. To the east side of Lawn House is a delightful landscaped garden enclosed by further stone walling with stone paved paths which continue around the house and through an inviting stone arch to access the large rear garden with steps down to an extensive gently sloping lawn. Stone paths extend around the perimeter of the lawn to reach a paved terrace and stone wall which sits



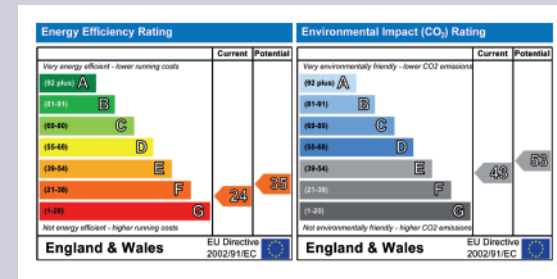
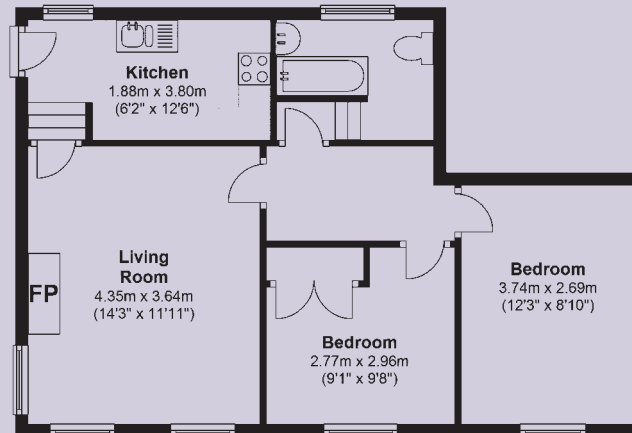
FLAT 1

Ground Floor



FLAT 2

First Floor



at the top of the steep wooded riverbank, and which affords delightful views of the River Swale in both directions. To the west side of the house, and incorporated within the garden via further paths and walkways is the steep sided and fast flowing Birks Gill which enters the River Swale at the foot of the garden. To the south side of the public approach road is a steeply rising field of just over half an acre, to one side of which Birks Gill flows via a stone stepped waterfall at the lower end before it passes under the road. A further field of approximately 1 acre is located to the west side of the property its western boundary being marked by another stream known as Mirk Gill. In all the gardens and grounds extend to approximately 2.86 acres.

Services

The house and flats are served by mains electricity. A private water supply is sourced from land owned by the adjacent Low House Farm. Drainage is to a private septic tank within the rear garden. Central heating and water heating for Lawn House are provided by the gas boiler located on the lower ground floor, the fuel type being LPG gas. The flats have central heating and water heating provided by one gas boiler located within the lower flat, although the hot water cylinder for both flats is located in the upper flat. The LPG gas supply is from a cylinder located behind the flats.

Council Tax

The vendor advises that the main house falls within band 'G', the Council Tax payable for the current year 2011/2012 being £2549.02. The 2 flats both fall within band 'B', the Council Tax payable for each flat being £1,189.54 for the current tax year.

Offers

Guide Price: £1,100,000 (one million and one hundred thousand pounds)
All offers should be made to the Agents, Edwin Thompson LLP

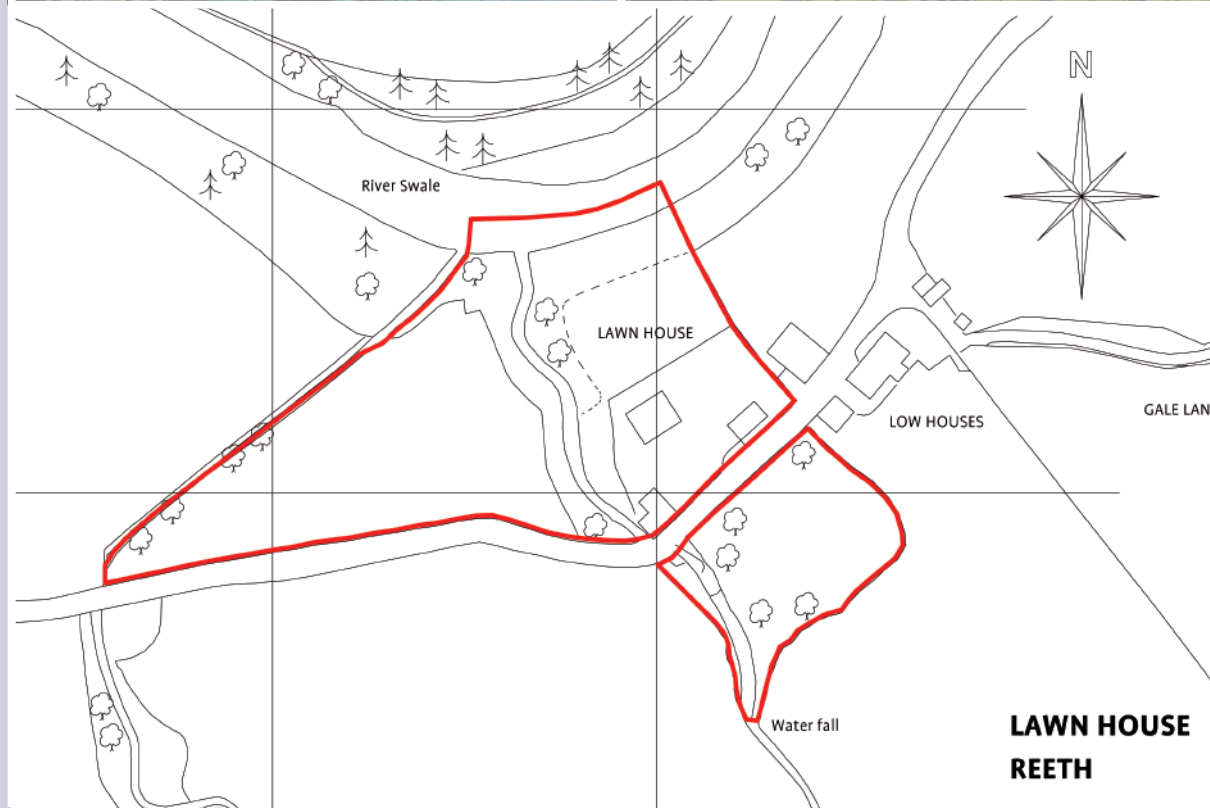
Note

Furniture and contents may be available by separate negotiation if required

Viewing

Strictly by appointment through the Agents, Edwin Thompson LLP

Ref: H177



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