



BANK HEADS COTTAGE
Low Row, Richmond



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BANK HEADS COTTAGE

Richmond, DL11 6NJ

A very attractive, Grade II listed, traditional, south-facing longhouse with superb views over Swaledale and the added benefit of a detached barn which has been converted into annexe accommodation.

ACCOMMODATION

This 1688 property has a wealth of character features throughout, with an interesting layout renovated to a high standard. Features of note include exposed stone steps, an attractive raised Ingenook fireplace with log-burning stove within the sitting room, an additional log-burner in the dining kitchen as well as exposed beams and various feature windows, to name a few. The property benefits from central heating and double glazing throughout.

There is a sitting room, dining kitchen, ground floor bathroom, two good-sized double bedrooms, reached via separate staircases, along with an additional room, currently used as a double bedroom, which is accessed through the principal bedroom.

The self-contained barn benefits from a dining kitchen, ground floor bathroom and a substantial first floor room which has seating areas and is used as a bedroom/sitting room. There are various external stores and attractive gardens with seating areas, well-stocked flower beds, a vegetable patch and orchard.

The property would make an ideal permanent or second home with the potential to run a business from the barn, subject to consents.



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Situation and Amenities

Situated in the heart of the Yorkshire Dales National Park in Swaledale, on the southern side of the River Swale. The property is situated in a semi-rural location, overlooking the villages of Low Row and Gunnerside, which offer local pubs and a church.

The town of Reeth, situated approximately 5.6 miles away, is well served with a primary school, Doctors' surgery, local shop, tea rooms, public houses and the Dales Bike Centre. For the outdoor enthusiast there is plenty of scope for walking and cycling from the doorstep.

This property is also accessible to the popular market towns of Richmond (17 miles) and Leyburn (13 miles), as well as commuting links to the A1 (M) and A66. Please note mileages are approximate.





Accommodation

The front door leads into the dual aspect sitting room and onwards to the inner hall, where there are stairs up to the principal bedroom and a door to the ground floor bathroom. Three stone steps lead to the dining kitchen, which has cream-fronted units, ample space for a dining table and an additional staircase leading to the second bedroom. The house bathroom has a bath with shower above, bidet, wash hand basin, w.c. and heated towel rail.

The main staircase leads straight up to the principal bedroom, which is a good-sized double. A doorway provides access to a substantial room, currently used as a third double bedroom, which has a useful storage cupboard. The second bedroom is also a large double with vaulted ceiling and is accessed by a separate staircase from the kitchen.



The Barn

The barn is self-contained and benefits from a good-sized dining kitchen with cream fronted units. A door leads to the ground floor bathroom, which has a bath with shower above, w.c , wash hand basin and heated towel rail.

A staircase leads up to the first floor, which is open-plan with vaulted ceilings, exposed beams and stonework, various feature windows and a triple aspect. This room is currently used as a guest bedroom with a seating area and there is also a stable door to the rear which opens up to the garden and a patio.

The barn also benefits from two attached stores and a log store.

Gardens and Grounds

The property sits in a generous plot which is accessed by a steep driveway leading to a parking area. The garden has dry stone walled and fenced boundaries with various lawns, set on an incline.

The main lawn sits in front of the cottage and has various pathways and steps with well-stocked flower beds and borders. There is a seating area adjacent to the house, a herb garden to the side and an additional substantial patio outside the barn which enjoys stunning, far-reaching views down Swaledale.

There is an additional lawn area to the east of the barn as well as an orchard, two further stone stores and gardener's w.c.

Services

Drainage to soakaway. Mains electric, oil and private, shared water supply.

Tenure

The property is offered freehold with vacant possession on completion.

Viewings

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

What 3 Words: ///timeless.guard.attending

Local Authority

North Yorkshire Council. Council tax band F.

Particulars and Photographs

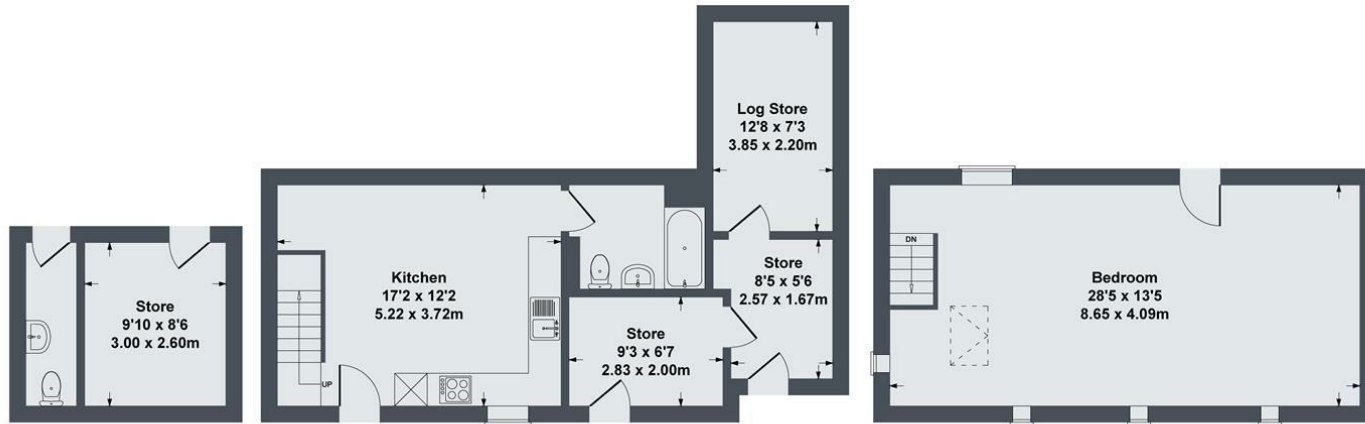
Particulars prepared and photographs taken July 2024.

EPC

The EPC for the Barn, Banks Head Cottage East is current: C/69, potential B/91.

Bank Heads Cottage And Annexe, Low Row

Approximate Gross Internal Area
2142 sq ft - 199 sq m



OUTBUILDING (ANNEXE) GROUND FLOOR (ANNEXE)

FIRST FLOOR (ANNEXE)



GROUND FLOOR

FIRST 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		66
(39-54) E	35	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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