



5 Swallowholm Cottages, Arkengarthdale

Guide Price- £315,000

Situated in a small Upper Dales hamlet, brimming with character and with second to none views, this two bedroomed Cottage will appeal to a range of buyers. To the ground floor are two double bedrooms and a well appointed bathroom, whilst to the first floor is a fantastic open plan living area featuring a quality recently fitted kitchen and three windows to the front of the property pulling in the immaculate views. Offered to the market CHAIN FREE, an early inspection is strongly recommended!

21 Market Place, Richmond, North Yorkshire, DL10 4QG

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Entrance Hallway:

The welcoming hallway is accessed via a part glazed timber door, with a tiled floor, useful understairs storage, a Rointe electric radiator, stairs to the first floor and doors to the two bedrooms and bathroom.

Bedroom:

2.91m x 2.95m

A double bedroom with amazing views towards Arkle Beck and Booze Moor, a Rointe electric radiator and a built in wardrobe.



Bedroom:

3m x 4.72m

A double bedroom, with a window to the front of the property providing another wonderful view and a Rointe electric radiator.



Bathroom:

3.51m x 3.52m

The well appointed bathroom comprises a panelled bath with Mira shower, a WC with concealed cistern and a pedestal sink with marble splashback. The walls are panelled and the bath area and floor are tiled. There is a Rointe electric radiator and a heated towel rail.



Open Plan Living Area

8.11m x 4.99m

A fantastic space for admiring the views with three windows to the front of the property, incorporating a kitchen area with space for a dining table and a living area which provides a perfect space for relaxing by the log burner. This area also features two large Rointe electric radiators.



Kitchen:

4.98m x 2.98m

The recently fitted quality kitchen comprises gloss wall and base units, it is a light and airy space with the benefit of a sky light window.



Integrated is an AEG fridge freezer, a Neff induction hob with an extractor over, an electric oven, a washing machine and a Bosch dishwasher. The units are complemented by slate style worktops and an undermounted stainless steel sink.

Living Room:

4.03m x 4.98m

With a log burning stove, beamed ceilings, a TV point and a window to the front of the property.



External

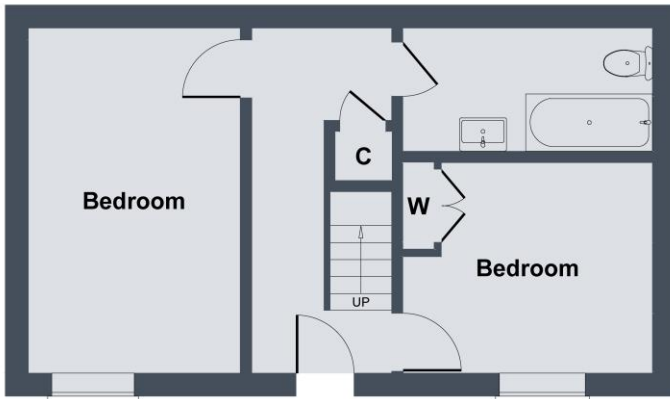
To the front of the property is a gravelled communal area, shared with five other Cottages. The property has the benefit of a dedicated bunker for wood storage and a shared car park.



Additional Information

- (1) Postcode - DL11 6RU
- (2) Wi-fi installed
- (3) NEW shared Clearwater Sewage Treatment System to be installed summer 2024, replacing the existing septic tank. The required Environmental Permit has been issued by the Environment Agency.
- (4) Shared Private Water Supply. Electric hot water cylinder is located in kitchen cupboard.
- (5) Along with owners of the 5 other cottages, the owners of number 5 are a shareholder in the management company which is responsible for the maintenance of the communal areas including grounds maintenance, emptying of the septic tank (to be replaced as above), water testing, filters & lamps for the water treatment, electricity for operating the water treatment plant. No 5 Swallowholm is responsible for 1/6th of the costs.
- (6) Council Tax Band: Nil as currently a Self-Catering Holiday Let.
- (7) Swallowholm cottages are Grade II listed as part of C B Yard. List entry number - 1130836.
- (8) Front Door replaced 2022.
- (9) Kitchen with integrated appliances installed 2021.
- (10) All double glazed wooden sash windows installed 2021.
- (11) Rointe electric radiators installed 2019.
- (12) Wood burning stove installed 2017.

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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

Viewing Arrangements - by appointment with Irvings Property Ltd

Property Misdescriptions Act 1991 - PLEASE NOTE CAREFULLY

These particulars have been prepared for guidance only. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.