

Daleholm, Reeth



Daleholm, Reeth, North Yorkshire

Offers in The Region of £550,000

Sitting a stones throw from the centre of this very popular and highly regarded upper dales village, and with panoramic 180 degree views of the surrounding fells, Daleholm is a truly unique Arts & Crafts inspired property which has been lovingly developed and improved by the current owners resulting in a stunning character property. Finished to the highest of standards and with a wealth of unique features, the attention to detail is clear to see. The well planned layout makes the most of the views and features a large entrance reception, a living room with multi fuel stove, a dining kitchen and a shower room to the ground floor, with the first floor having four bedrooms and a fantastic bathroom. Externally there are generous, mature gardens which enjoy the sun throughout the day and benefit from the extensive views. A double garage is located a short walk from the property. An early inspection is strongly advised to fully appreciate the uniqueness of the property on offer!



Entrance Reception:

The large reception room is accessed from a covered entrance porch and gives a real feel of the quality of the property to come. The floor has a herringbone finish, there are two traditionally styled radiators, two curved leaded windows and a feature staircase. The central focus of the room is the large multi fuel stove set into the fireplace and there is a door leading out to the conservatory.

Conservatory:

A great space for relaxing, with far reaching views and a door to the garden.

Living Room:

A lovely room flooded with light through the large bay window which has a window seat and gives extensive views of Fremington Edge and The Swale Valley. There are three traditional radiators, a TV point and a multi fuel stove set into the fireplace.

Dining Kitchen:

A large room which provides ample space for family dining and for a relaxed seating area.

The **Kitchen** is fitted with a generous range of hand made units with complimenting butchers block style countertops. There is an electric cooker, a double sink unit, plumbing for a washing machine, space for a fridge freezer, original stone shelving, exposed ceiling beams and a multi fuel stove.

The **Seating Area** has a glazed ceiling, flooding the area with the afternoon sun and making a perfect space for relaxing. There is a feature stone wall and a door that gives access to the front of the property.

Shower Room:

Fitted with a WC, a wash hand basin and a shower enclosure with a Grohe dual headed shower. There is a traditional styled radiator and a window with open views.

First Floor Landing:

With feature leaded windows, a large storage cupboard, built in storage units and loft access.

Bedroom 1:

A double bedroom with a built in wardrobe, a traditional radiator and a large bay window with stunning 180 degree views.

Bedroom 2:

A dual aspect double bedroom with an impressive, vaulted ceiling with exposed roof beams. There is a traditional radiator and two roof windows.



Bedroom 3:

With a radiator and a window with extensive fell views.

Bedroom 4:

Currently used as a home office and having a traditional radiator and a feature window with views.

Bathroom:

A fantastic, uniquely designed bathroom featuring a roll top bath, a large shower, a wash hand basin set onto a storage unit and a high level flush WC. There are leaded windows with views of Harkerside, two traditional radiators and an airing cupboard.

External

Daleholm sits in a very private position close to the centre of Reeth. A pair of gates give access to a small courtyard where there is a number of useful stone stores, a toilet, a timber shed and a large log store.

The generous mature gardens enjoy the sun throughout the day and stretch to the rear of the property, featuring a number of terraces with mature planting and two wildlife ponds.





The upper level creates a lovely space for sitting, having far reaching views and enjoying the sun throughout the day.

The **Double Garage** (7.2m x 5.1m) is located a short walk from the property and provides space for parking and excellent storage.

Additional Information

The postcode is DL11 6TY and the Council Tax Band is E.

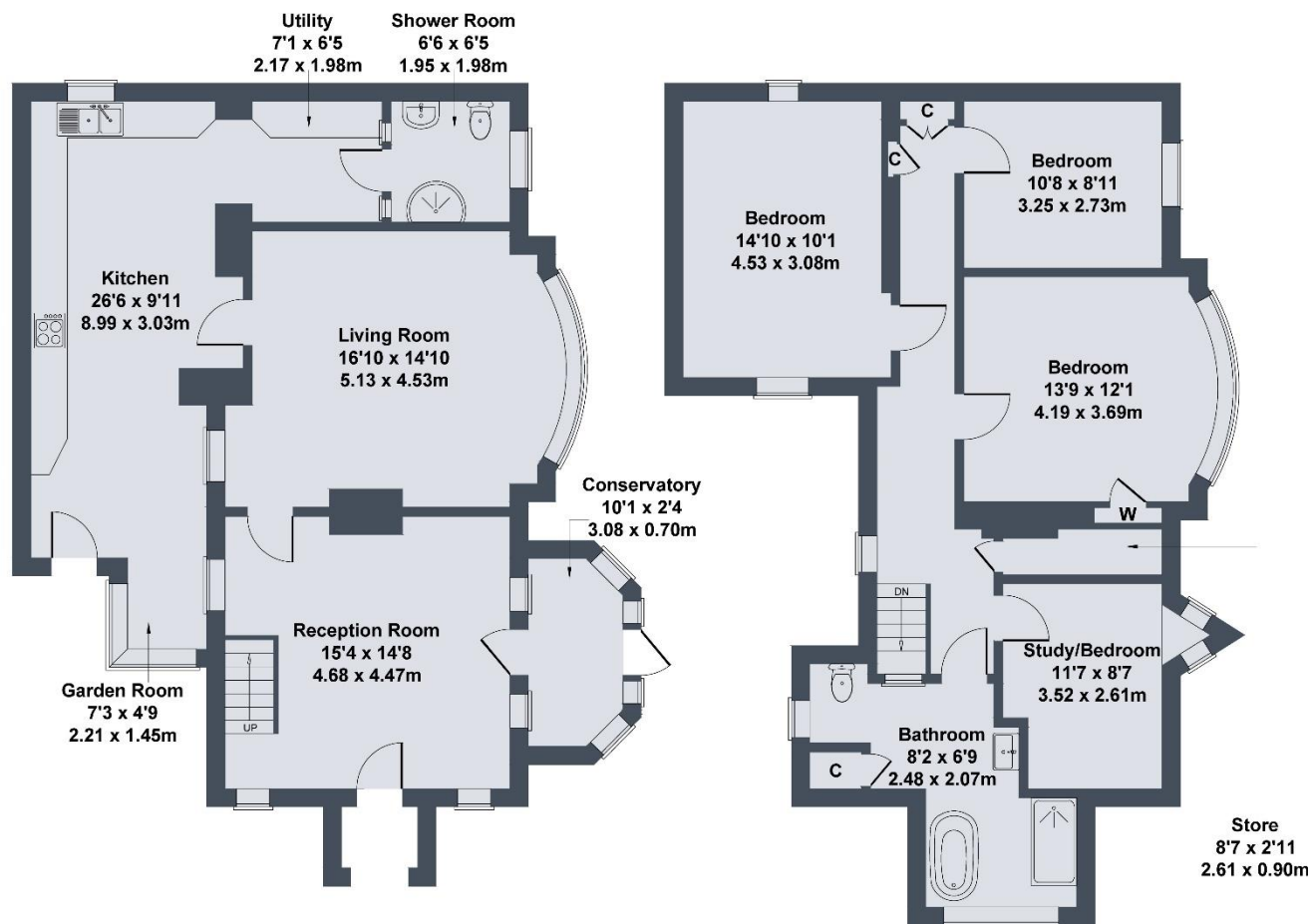
The property has the benefit of a biomass heating system.

Two adjacent cottages have pedestrian access over the courtyard to access their properties.

There is no parking at the property, but there is ample free parking in Reeth, and the garage.



Daleholm, Reeth, DL11 6TY



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.

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