



6 Swallowholm Cottages, Langthwaite, Arkengarthdale

Offers in the region of £184,950.00

Forming part of a small development of cottages close to the highly regarded upper Dales village of Langthwaite, in Arkengarthdale, and with stunning open countryside views, this beautifully presented mid terraced cottage offers very well-presented living spaces that will certainly appeal to a range of buyers. To the ground floor there is a double bedroom with a well appointed ensuite bathroom. The

first floor is open plan and features a modern fitted kitchen, a dining area and a seating area set around a log burning stove. Externally there is a seating area and communal parking. Being 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 Lobby:

Accessed through a timber door, the lobby has a tiled floor and stairs to the first floor.

Bedroom:

4.68m x 4.22m

A double bedroom with a beamed ceiling, an electric radiator, underfloor heating and a double glazed sliding sash window to the front with stunning views.



The very well appointed **Ensuite** has a roll top bath with a dual headed shower over, a WC and a wash hand basin. There is a heated towel rail and a tiled floor with underfloor heating.



Open Plan Living Area:

5.32m x 4.93m

The first floor is open plan and has a real feeling of space and light due to the high ceiling, roof window and double glazed sliding sash window to the front giving far reaching views.



The **Kitchen Area** is fitted with a range of modern units with soft close fittings and complimenting countertops. Integrated into the units are an electric hob and oven, a dishwasher, a washing machine and a large fridge.



The **Seating Area** is centred around the log burning stove and has a TV point.



The **Dining Area** has the benefit of the window making the perfect area to take in the views whilst enjoying dinner after a days walking!



External

To the front of the property is a gravelled communal area, shared with five other Cottages.



It makes the ideal space for sitting and taking in the views!



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 sewage treatment plant installed summer 2024
- (4) Shared Private Water Supply. Electric hot water cylinder is located in the bedroom.
- (5) Along with owners of the 5 other cottages, the owners of number 6 are a shareholder in the management company which is responsible for the maintenance of the communal areas including the sewage and water treatment plants. No 6 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 by Association, as part of C B Yard. List entry number - 1130836.



Floorplan

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.