

# Mill Intake, Arkengarthdale





## Mill Intake, Arkengarthdale

**Offers Over £625,000**

Sitting in this elevated position with second to none breathtaking views, Mill Intake is a four bedroomed detached Cottage, brimming with character and original features. To the ground floor is a breakfast kitchen, a utility room, a dining room, a living room with a kitchen range, a study, a cloakroom and a boiler room, whilst to the first floor are four bedrooms and two bathrooms. Externally, to the front the property has a lovely patio area, perfect for admiring the views, to the rear is a lawned garden with mature shrubbery, a decking area and a summer house. The property has a double garage and off road parking.

An early inspection is strongly recommended to appreciate the quality of the property on offer!





### **Entrance:**

Accessed via a timber door with a second glass door, providing views over the Dales and with coir matting.

### **Breakfast Kitchen:**

Comprising a range of handmade, bespoke wall and base units with complimenting countertops and tiled surrounds, integrated is an electric oven, a gas hob with an extractor fan over. an undercounter fridge and a double sink. With an original stone fireplace which now provides cold storage, beamed ceilings and space for a

dining table with a light over. There is a sliding sash window to the front of the property.

### **Study:**

With a window to the rear of the property, beamed ceilings, a radiator and the spring water system.

### **Cloakroom:**

Comprising a wc, a pedestal sink, a radiator and stone flagged flooring.

### **Boiler Room:**

Housing the oil central heating boiler, a washing machine, a tumble drier, two coat hanging cabinets flagged flooring and a window to the rear of the property.

### **Utility Room:**

With a range of handmade, bespoke wall and base units with complimenting countertops, a dishwasher, a stainless steel sink with drainer, a window to the rear, stone flagged flooring, a radiator and beamed ceilings.

### **Living Room:**

With far reaching dual aspect views, the focal point of the room is the original kitchen range. Brimming with character with beamed ceilings and stone flagged flooring, an exposed stone wall, built in cabinetry, two radiators and a TV point, the living room is a perfect space for relaxing.

### **Dining Room:**

A space for more formal dining, with a feature Victorian fireplace, a sliding sash window to the front of the property, wall lighting, and a radiator.

### **First Floor Landing:**

With a window to the rear of the property, loft access and a radiator. The loft space is boarded and insulated.

### **Bathroom:**

Comprising a built in concealed cistern wc unit, a P shaped bath with a glass screen and a Triton electric shower over, a pedestal sink, a mirrored cabinet, a heated towel rail, a cupboard housing the hot water cylinder and a Velux window.





### **Bedroom 1:**

A double bedroom with breathtaking views due to the two sliding sash windows, built in wardrobes, wall lighting, two radiators and a cast iron feature fireplace.

### **Bedroom 2:**

A second double bedroom with a feature cast iron fireplace, a sliding sash window to the front of the property, a radiator and a built in wardrobe.

### **Bedroom 4:**

With eaves storage, a Velux skylight and a radiator.

### **Bedroom 3:**

A double bedroom with beamed ceilings, a sliding sash window to the front of the property, a radiator and loft access.

### **Bathroom:**

A second bathroom, with a concealed cistern wc, a pedestal sink, a cubicle with a pump fed power shower, wall lighting, an extractor fan, a Velux window and eaves storage housing a second hot water tank.







### **External:**

The property is accessed via a track which it has right of way over, owned by a Local Land Owner. The driveway is accessed via a wooden gate and provides off road parking for multiple cars.

To the front of the property is a flagged patio seating area with outstanding views across the Dales, flower beds, shrubs and gravelled borders.

To the rear of the property is a lovely lawned garden with mature shrubbery, a decked seating area, a Summer House and a coal store. The oil tank is located in the rear garden.

The double garage has two wooden doors, power, light, water, a generator, the switch for the spring water pump and work benches.

### **Additional Information:**

The Postcode is DL11 6ES, the Council Tax Band is F.

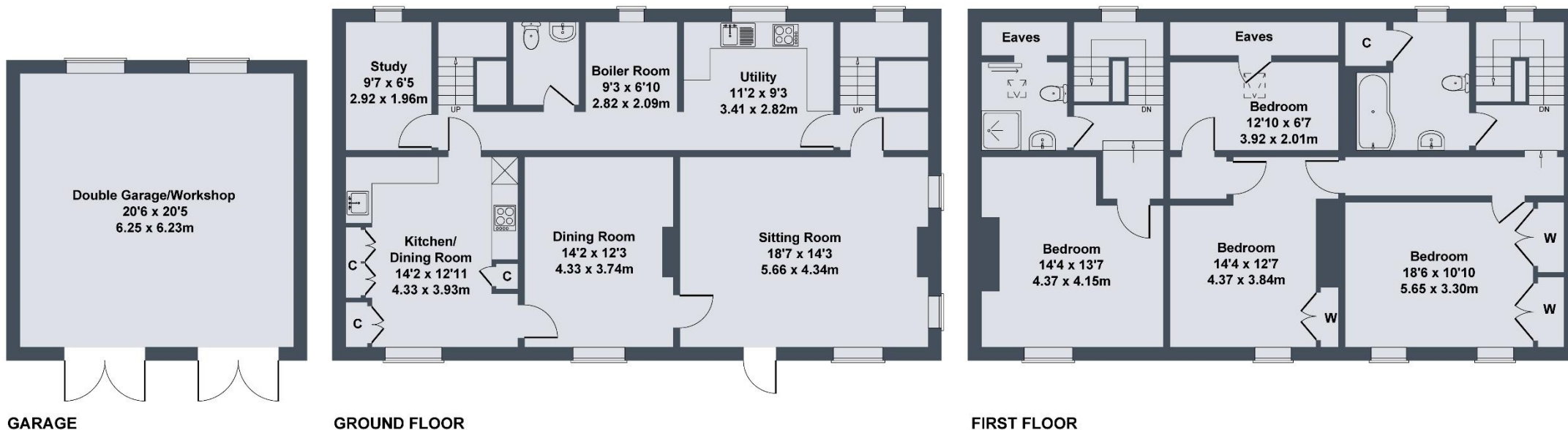
The property has oil fired central heating, the gas hob is fuelled by propane Calor gas bottles.

The property has the benefit of a newly installed sewage treatment system (May 2025).

There is a spring water system, including a pumped water tank which can be used to supplement the water supply if necessary.



## Mill Intake, Arkengarthdale, Richmond DL11 6ES



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. 2025

**irvings**  
sales • lettings

21 Market Place Richmond North Yorkshire DL10 4QG

T 01748 821700

E info@irvingsproperty.co.uk W www.irvingsproperty.co.uk