



River View, Grinton

Offers in The Region of £450,000

Sitting on the banks of the River Swale, centrally located in the upper Dales village of Grinton, “River View” is a generously proportioned five double bedroomed barn conversion which is presented to a very high standard throughout. Retaining a number of original features including beamed ceilings, to the ground floor is a fantastic dining kitchen, a living room, a utility room and a shower room, whilst to the first floor are five double bedrooms and a bathroom. An early inspection is recommended.

Entrance Hall – Living Room – Dining Kitchen – Shower Room – Utility – Five Double Bedrooms – Bathroom – Parking Space – Shed – Decked Seating Area with River Views

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

River View, Grinton

Sitting on the banks of the River Swale, centrally located in the upper Dales village of Grinton, "River View" is a generously proportioned five double bedroomed barn conversion which is presented to a very high standard throughout. Retaining a number of original features including beamed ceilings, to the ground floor is a fantastic dining kitchen, a living room, a utility room and a shower room, whilst to the first floor are five double bedrooms and a bathroom. An early inspection is recommended.

Entrance Hall:

Accessed from the covered porch via a part glazed door, the hallway has a radiator, a window to the front of the property and a useful understairs cupboard.

Living Room:

The large living room is dual aspect having windows to the front and rear of the property, all with window seats.



There are two radiators, exposed beams and a TV aerial point. The central focus of the room is the large fireplace which houses an electric log burning stove style fire and features a timber lintel and brick hearth.



Shower Room:

Well appointed, comprising a cubicle with a mains fed dual headed shower with a shelf, a concealed cistern wc, a sink unit with a mixer tap and storage, a heated towel rail and a frosted window to the rear.

Dining Kitchen:

The L shaped dining kitchen lends itself to be utilised with two defined areas. The kitchen is fitted with a generous range of quality, cream coloured wall and base units with soft close fittings and being complimented with solid wood worksurfaces. Integrated into the units are a range cooker with matching extractor over, a dishwasher and a sink unit. There is a window to the front of the property and exposed ceiling beams.



The Dining Area provides ample space for a table and has two radiators and two windows to the rear of the property.



Utility Room:

Having a worksurfaces with sink unit and plumbing for a washing machine.

First Floor Landing:

Having loft access and a window to the front of the property.

Bedroom 1:

A double bedroom, with a window to the rear of the property, a radiator and a walk in wardrobe. The oil fired central heating boiler is located in the dressing room.



Bedroom 2:

A dual aspect ensuite double bedroom with windows to the front and side of the property, a radiator and a TV point.



The ensuite comprises a cubicle with a rain shower, a sink with a mixer tap, a wc and a heated towel rail.

Bedroom 3:

A double bedroom with a window to the rear, a radiator and a walk in wardrobe.

Bedroom 4:

A double bedroom with a window to the front of the property, a radiator and a built in wardrobe.

Bedroom 5:

A fifth double bedroom, with a radiator, a TV point and a window to the rear of the property.

Bathroom:

A well appointed bathroom, which is fitted with a modern white suite which comprises an oval shaped bath, a wash hand basin and a WC. Fully tiled, there is a heated towel rail and a window to the rear of the property.



External

River View sits back from the road behind “common ground” which stretches down to the River Swale. The property does not own any land, but has a right of way over the “common ground” and has space to park one car. There is a lovely decked seating area with views towards the Bridge and a shed.

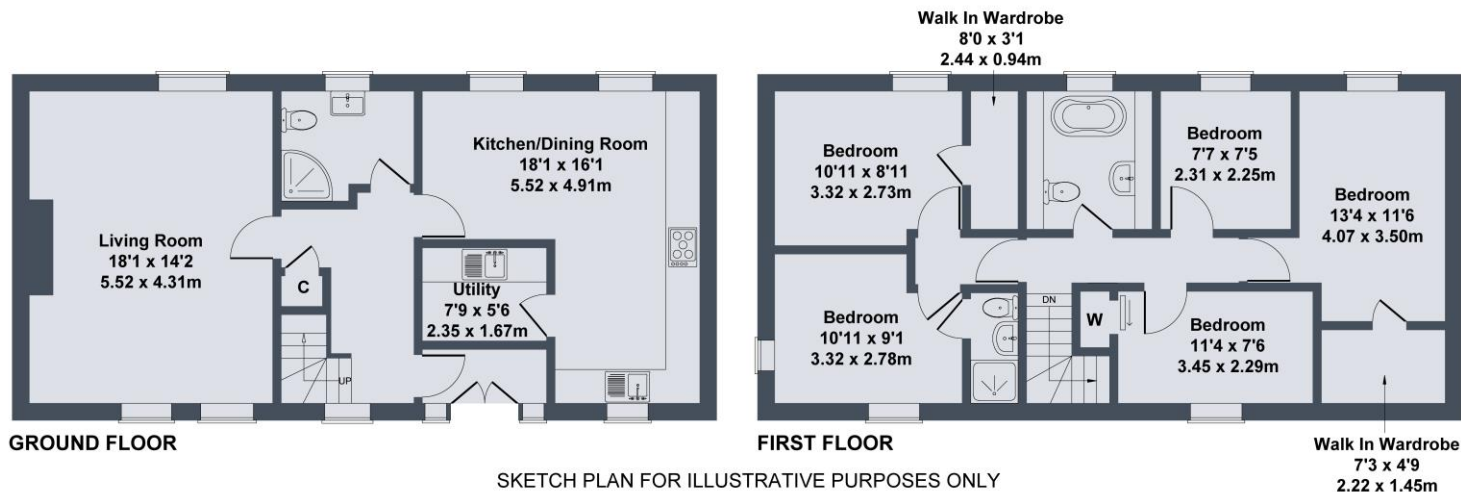


Additional Information

The postcode is DL11 6HH and we are advised that the Council Tax Band is D.

** River View has a local occupancy planning restriction placed on it. This states that any purchaser would need to be living or working within Yorkshire Dales National Park or within the local authority area covered by Richmondshire District Council **

River View , Grinton, DL11 6HH



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