

## **ARKLE COTTAGE REETH**



Enjoying an idyllic private setting in private walled gardens overlooking Arkle Beck & the Dale beyond, a period detached property of great character superbly finished retaining fine original features, offering generous three bedroom accommodation with open living areas, superb garden room, garage and courtyard parking.

**HALL – LIVING ROOM – STUDY - KITCHEN/SITTING/DINING ROOM – GARDEN ROOM – UTILITY - SHOWER ROOM/WC – 3 BEDROOMS – BATHROOM/WC – WALLED GARDENS - GARAGE**

**OIL CENTRAL HEATING**

**DOUBLE GLAZING**

**Price: £495,000**

The accommodation extends to.....

**HALL:**

With panelled entrance door, beamed ceiling, boiler & cloaks cupboards, opening through to....

**LIVING ROOM:**

3.94m x 4.39m (12'11" x 14'5") Enjoying good natural light with arched window to the front, open trussed ceiling, raised fireplace with gas fire and oak flooring.



**STUDY:**

2.6m x 1.94m (8'6" x 6'4") A useful private study/office room with window to the front.



**KITCHEN:**

3.61m x 3.66m (11'10" x 12') Well-fitted with range of units in light finish with island unit, hardwood worksurfaces, inset sink unit, built-in oven, hob and extractor, beamed ceilings and opening to....



**DINING AREA:**

3.71m x 3.68m (12'2" x 12'1") A good-size living and dining area with windows to the front, beamed ceiling, inset double-sided wood-burner stove, stone archway to....



# Arkle Cottage, Reeth, DL11 6SH

## SNUG SITTING AREA:

2.16m x 1.91m (7'1" x 6'3")



## GARDEN ROOM:

5.11m x 2.97m (16'9" x 9'9") A superb south-facing, double-glazed garden room with panelled ceiling, inset double-sided wood-burner stove and opening to the gardens.



## INNER HALL:

Having staircase to the first floor.

## SHOWER ROOM/WC:

Having wash-hand basin, WC, tiled shower cubicle and airing cupboard.

## UTILITY:

1.93m x 3.68m (6'4" x 12'1") Having built-in units with hardwood worksurfaces, sink unit, plumbing points, power points and personal door to the rear.



## LANDING:

With ornate window to the rear and airing cupboard.

## BATHROOM/WC:

2.06m x 1.96m (6'9" x 6'5") Having panelled bath with tiled surrounds, wash-hand basin and WC.



## BEDROOM 1:

3.51m x 3.63m (11'6" x 11'11") A good-size bedroom with panelled ceiling and open views to the front.

## BEDROOM 1



## BEDROOM 2:

3.61m x 3.71m (11'10" x 12'2") Again enjoying fine open views.



## BEDROOM 3:

1.85m x 2.74m (6'1" x 9') A cosy single bedroom with window to the rear.



## EXTERNAL STORE:

With loft ladder to boarded storage area.

## GARAGE:

5.18m x 3.05m approx. (17' x 10') Good-sized detached garage with light & power and storage level above.

## GARDENS:

Gravelled courtyard parking to the front for 2/3 cars with neat stone walling and gate to...

Flagged and gravelled terrace front gardens with well-stocked borders and stone archway to....



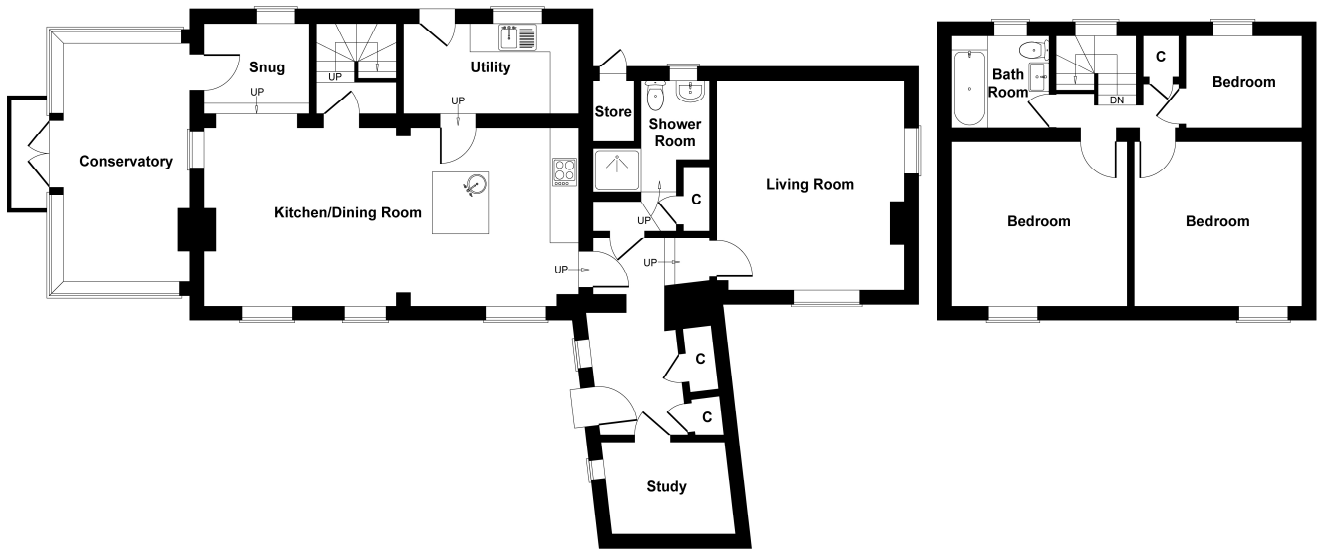
Extensive south-facing high-walled, lawned gardens stretching to the side with well-stocked borders, a variety of mature trees, shrubs and fruit trees and opening to....private flagged and gravelled rear courtyard with external lamp.

## Finer Information

- **Tenure:** Freehold
- **Services:** The property is connected to mains electricity, water and drainage.
- **Broadband & Mobile:** Standard broadband connected at the property via BT and EE with mobile coverage via EE. Please check the Ofcom website for other suppliers available.
- **Council Tax Band:** E
- **EPC Rating:** E
- **Heating:** Oil fired central heating, wood-burner and propane gas fire.
- **Note:** This property suffered flooding in July 2019, affecting floor finishes and garage. Flood barriers and other measures of protection have been installed to the property and local area.



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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.  
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