

WHITBECKS HARKERSIDE



Commanding a fine elevated setting with stunning views over the Dale, a period detached property of great character incorporating original features, natural stonework and beamed ceilings, providing substantial three-bedroom accommodation with three reception rooms, quality fittings, conservatory, barn studio room, workshop and outbuildings, enjoying a very private setting in the heart of the Yorkshire Dales National Park.

**ENTRANCE PORCH – “BOOT ROOM” – KITCHEN – DINING ROOM – SITTING ROOM –
CONSERVATORY – 3 BEDROOMS – BATHROOM/WC – EN-SUITE SHOWER ROOM/WC –
BARN STUDIO AND WORKSHOP - GARDENS**

OIL CENTRAL HEATING

DOUBLE GLAZING

OFFERS OVER £550,000

The accommodation extends to.....

ENTRANCE PORCH:

A fully glazed entrance hall with double doors to the front and stable-door to....

“BOOT ROOM”:

(8'10" x 12'1") An open reception room overlooking the Dale with stone-flagged floor, beamed ceiling, staircase to the first floor and understairs cupboard.



KITCHEN:

(11'11" x 8'8") Fitted with range of cottage style units with hardwood worksurfaces, sink unit, tiled surrounds, built-in oven, hob, microwave and extractor, plumbing points, power points and stone-flagged floor.



DINING ROOM:

(12'11" x 13'1") A comfortable family/dining room again with beamed ceiling, superb stone fireplace surround with inset cast-iron stove, alcove shelving and oak flooring.



SITTING ROOM:

(8'8" x 13') Providing a separate living room with windows to the side and rear, beamed ceiling and original stone fireplace with inset cast-iron stove.

CONSERVATORY:

(9'8" x 7') A hardwood double-glazed conservatory, south-facing opening to the gardens.



LANDING:

Whitbecks, Harkerside, Reeth, DL11 6JB

BATHROOM/WC:

(11'5" x 6'2" av.) Having panelled bath with shower above, wash-hand basin in vanity unit, fully tiled surrounds, WC and linen cupboard.



BEDROOM 1:

(14'6" max. x 14'2") A good-size bedroom overlooking the gardens with built-in wardrobes and....



EN-SUITE SHOWER ROOM/WC:

(4'8" x 8'7") Fully tiled and having walk-in shower, wash-hand basin in vanity unit and WC.

BEDROOM 2:

(8'7" x 14'6") A further good-size bedroom with views over the Dale.



BEDROOM 3:

(12'9" x 6'8" av) To the rear of the property and with views over the Dale



BARN / STUDIO ROOM:

(16'3" x 14'1") With open-truss ceiling, superb triple lancet window, cast-iron stove and granary steps to the front.

THE WORKSHOP:

(14' x 21'2" max.) A good-size traditional ground-floor workshop.



GARDENS:

Driveway track from the Dale road opening to a cobbled and flagged front **courtyard** and parking area with neat stone walling surrounds and external lamps.

Additional vegetable garden to the front of the site, again with dry stone walling.

Raised gravelled terrace gardens to the front, south-facing with well-stocked rockery borders.

Gravelled and flagged pathway to the rear with lawned garden, dry-stone walling and gate to the side.

GREENHOUSE:

(9' x 5' approx.)

STORE:

(5'9" x 12'5")

LOG STORE:

(11'8" x 7'5")

Finer Information

- **Tenure:** Freehold
- **Services:** The property is connected to mains electricity. Septic tank drainage and private filtered spring water supply.
- **Broadband & Mobile:** BT Fibre 2 Broadband currently supplied at the property with mobile coverage via O2 & BT (EE). Please check the Ofcom website for other suppliers available.
- **Council Tax Band:** E
- **EPC Rating:** E
- **Heating:** Oil fired central heating & wood-burner stoves.
- **Note (1):** Access road over adjacent farmland
- **Note (2):** Septic tank located on adjacent farmland
- **Note (3):** Public footpath through side vegetable plot.



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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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