



*East Windy Hall Arkengarthdale Road, Reeth, Richmond, DL11 6QX*  
*Price £1,100,000*

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Welcome to East Windy Hall, a magnificent period property on the outskirts of the charming village of Reeth. This exceptional residence, set on approximately 1 acre of beautifully landscaped grounds, offers 360-degree panoramic views of the surrounding North Yorkshire countryside.

Meticulously renovated to an exemplary standard, East Windy Hall effortlessly blends timeless elegance with contemporary luxury. The bespoke kitchen family room is the heart of the home, featuring high-end appliances and bespoke cabinetry. Above this space, you'll find a private annexe with a large bedroom suite and bathroom, perfect for guests or as an additional family suite.

The property boasts four further bedrooms, each with the most stunning views and thoughtfully designed to offer comfort and style. The modern family bathroom is a sanctuary of relaxation, equipped with quality fixtures and fittings.

For those who love to entertain, the large family dining room is a highlight, featuring a cozy log burner that adds warmth and ambiance to any gathering, whilst the spacious lounge, with its beamed ceiling and striking feature fireplace, is an inviting space for relaxation and socialising.

The addition of a large utility/boot room, complete with a walk-in pantry providing ample storage adds an extra level of convenience and functionality to this already impressive home.

Step outside into the picturesque rear courtyard, where you'll find a well-equipped workshop and office, catering to all your practical needs. The stunning gardens surrounding the property are a true delight, offering a peaceful retreat with various seating areas to enjoy the breathtaking views.

East Windy Hall is not just a home; it's a lifestyle. With its blend of period charm and modern amenities, it provides the perfect setting for family life, entertaining, and enjoying the beauty of the countryside.

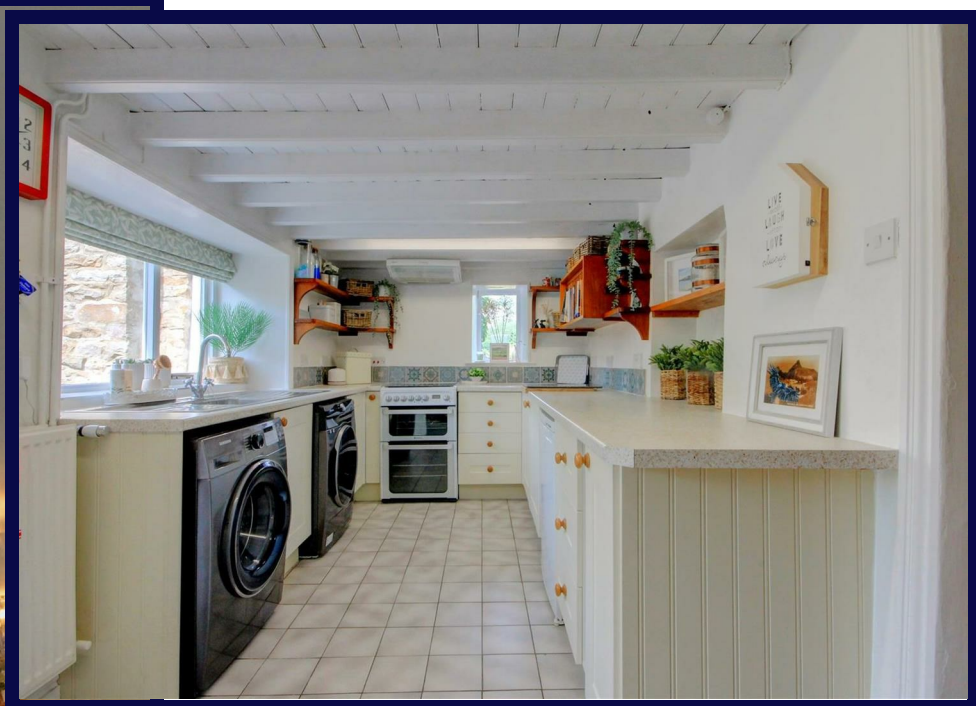


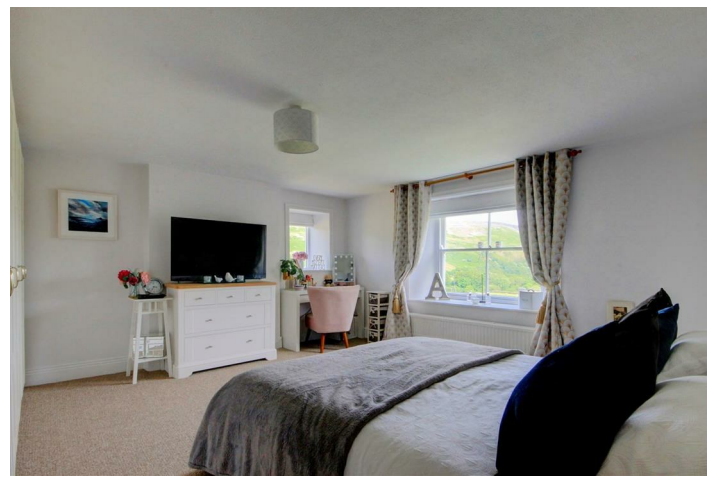




General Remarks  
Tenure: Freehold  
Services: Oil C/H, Mains electricity, mains water,  
sewerage tank for waste.  
Council Tax: Band G North Yorkshire County Council







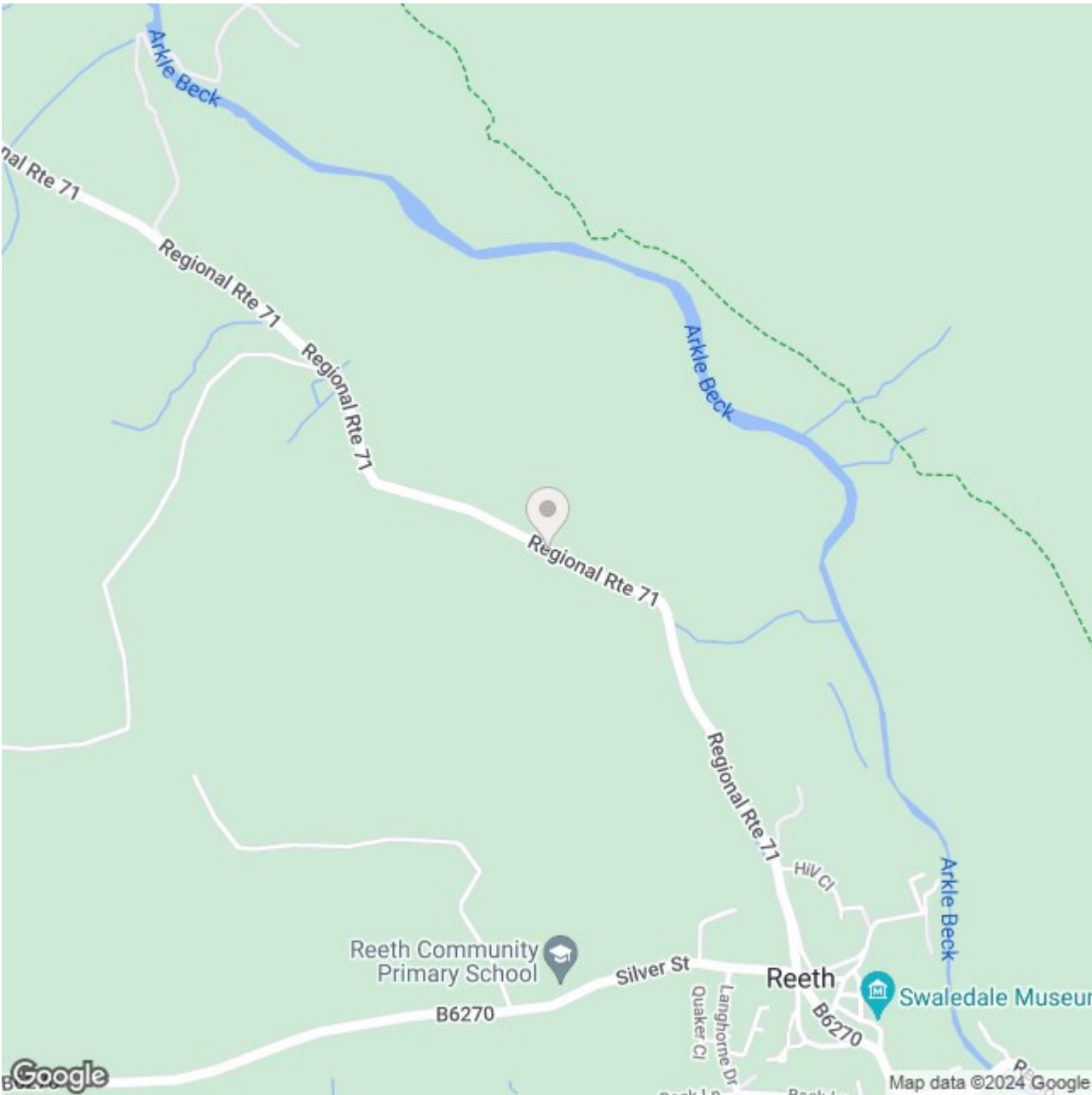




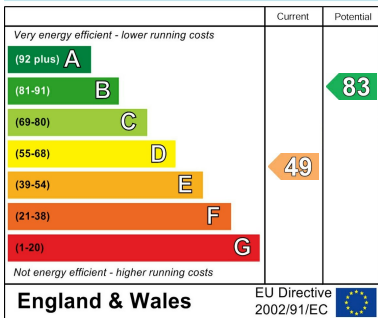




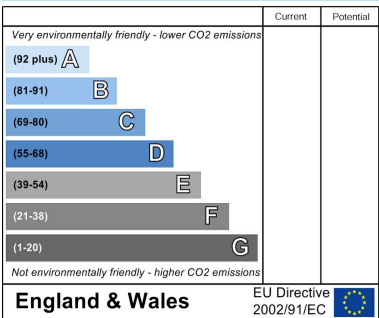
Reeth is a picturesque village nestled in the heart of the Yorkshire Dales National park, situated within the scenic landscape of Swaledale, renowned for its rolling hills, lush green pastures, and charming stone walls. The village exudes a quintessential rural charm with its stone-built cottages, and vibrant village green often serving as a gathering place for locals and visitors alike. A place where history, nature, and community come together, dating back to the Saxon era, and it has long been an important center for lead mining, which once thrived in the surrounding hills. Today, it retains much of its historic character, with several buildings reflecting its rich heritage, including the 18th-century Black Bull Hotel and the Swaledale Museum, which offers insights into the local history and the mining industry. The village is also a hub for outdoor activities attracting hikers, cyclists, and nature enthusiasts who come to explore the extensive network of footpaths and trails that wind through the breathtaking Dales landscape. The village hosts a variety of events throughout the year, such as agricultural shows, traditional markets, and arts and crafts fairs, which contribute to its lively community spirit, with local pubs and tea rooms offering a warm welcome and hearty Yorkshire fare.

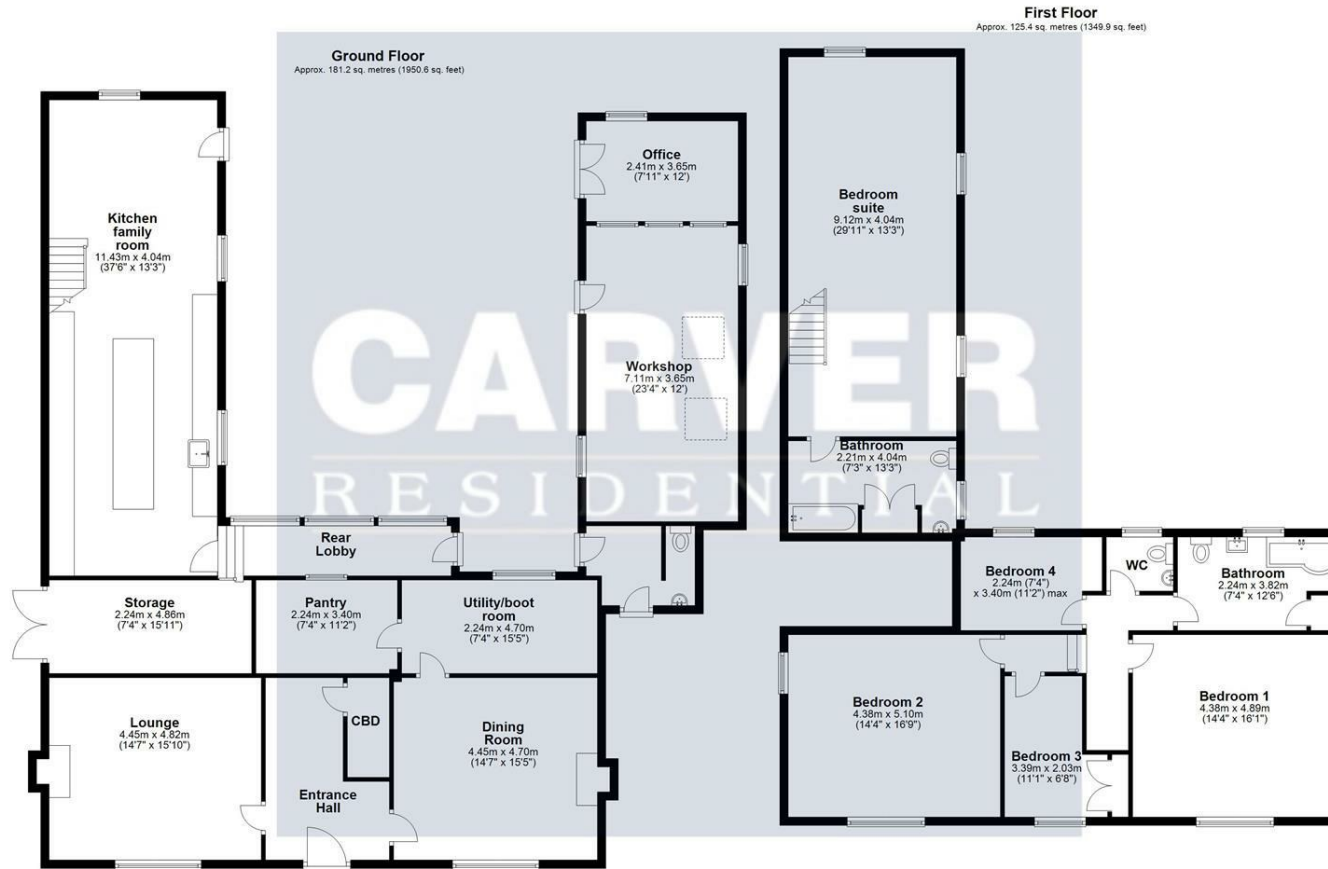


**Energy Efficiency Rating**



**Environmental Impact (CO<sub>2</sub>) Rating**





Total area: approx. 306.6 sq. metres (3300.5 sq. feet)

Sketch Plan: Not To Scale. For Illustrative Purposes Only. Created by HJ Cadplan Ltd. Plan produced using Plansp.

