



Scar Barn Langthwaite, Yorkshire, DL11 6RE
Asking price £495,000

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*** NEW PRICE *** STUNNING VIEWS, QUIETLY SITUATED, GREAT LIVING SPACE & LOVELY VILLAGE - Scar Barn extends to about 148sqm & provides 2 good Reception Rooms, 4 good Bedrooms plus an 'upstairs' OFFICE. There's also an open Hall, 'a very useful 4.24m/13'10" Utility/Boot Room, a ground floor Shower Room & a first-floor Shower Room (Potential for an En Suite too). Gardens (STUNNING VIEWS), detached Garage & Parking. UPVC double Glazing & Oil central Heating. For Sale with NO ONWARD CHAIN.

LANGTHWAITE is a quaint, unspoilt Arkengarthdale village in the heart of the Yorkshire Dales National Park & featured in several scenes of the All Creatures Great & Small TV series - The Red Lion Pub was featured in the episode "Every Dog Has His Day". Reeth (about 3 miles) is the principal settlement of upper Swaledale; the historic & bustling market towns of Richmond & Barnard Castle are about 13 miles & 11 miles respectively.

PORCH 1.65m x 1.28m (5'4" x 4'2")

Open L-shaped HALL 4.82m max x 3.15m max (15'9" max x 10'4" max)

SITTING ROOM (VIEWS) 5.20m x 3.97m (17'0" x 13'0")

Focal fireplace & dual aspect UPVC double glazed windows.

KITCHEN/BREAKFAST ROOM 4.44m x 2.98m (14'6" x 9'9")

Good range of wall & floor units with worktops & inset sink; integrated 'eye-level' electric oven/grill, ceramic hob with extractor over & plumbing for dishwasher. UPVC double glazed windows to front & side.

DINING ROOM 4.37m x 2.70m (14'4" x 8'10")

(POTENTIAL Bedroom 5) PLUS 1.75m x 0.86m (5'8" x 2'9")

Store with light point. UPVC double glazed windows to front & rear.

Large UTILITY/BOOT ROOM 4.24m x 1.88 (13'10" x 6'2")

Floor units with worktops & inset sink with plumbing for washing machine under. Eurostar oil boiler.

SHOWER ROOM 2.66m x 2.06m max (8'8" x 6'9" max)

Shower cubicle with Mira shower, inset washbasin with cupboard under & WC. UPVC double glazed window to side.

FIRST FLOOR LANDING

Large deep STORAGE CUPBOARD 2.41m x 1.13m (7'10" x 3'8") with hot-water cylinder. UPVC double glazed window to side.

BEDROOM 1. (VIEWS) 5.25m x 3.60m into robes (17'2" x 11'9" into robes)

Including built-in wardrobes. UPVC double glazed windows to front & rear.

BEDROOM 2. (VIEWS) 4.42m x 2.98m (14'6" x 9'9")

Built-in cupboard with inset washbasin. UPVC double glazed windows to front & side.

BEDROOM 3. (VIEWS) 4.39m x 2.75m (14'4" x 9'0")

PLUS built in wardrobe & storage cupboard. UPVC double glazed window to front.

BEDROOM 4. 3.53m x 2.42m (11'6" x 7'11")

UPVC double glazed window to rear. Door to large deep STORAGE CUPBOARD 2.41m x 1.13m (7'10" x 3'8") with hot-water cylinder - as above.

Small OFFICE 2.19m x 1.58m (7'2" x 5'2")

UPVC double glazed window to rear.

SHOWER ROOM 2.44m x 1.73m (8'0" x 5'8")

Shower cubicle with Mira shower, inset washbasin & WC. UPVC double glazed window to side.

OUTSIDE

Gravel hard-standing fronting:

Detached GARAGE 6.51m x 3.05m (21'4" x 10'0")

Power, outside light point & eaves storage.

GARDENS (See Drone Images)

Stone flagged steps to lawned area with stone walls & stone flagged patio areas – AMAZING VIEWS! Oil tank & cold-water tap.

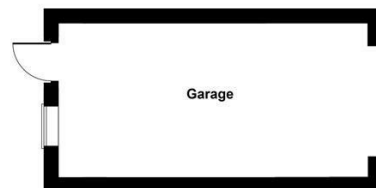
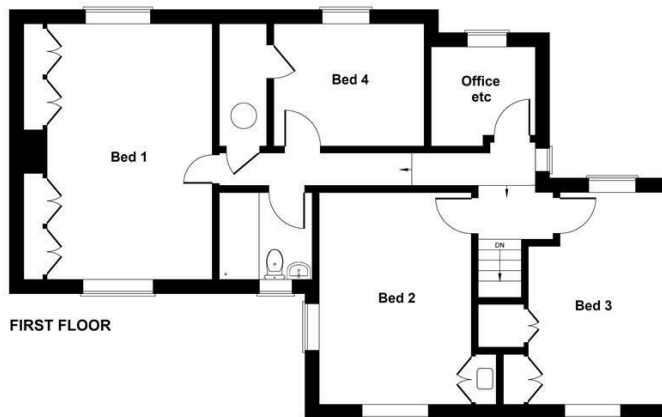
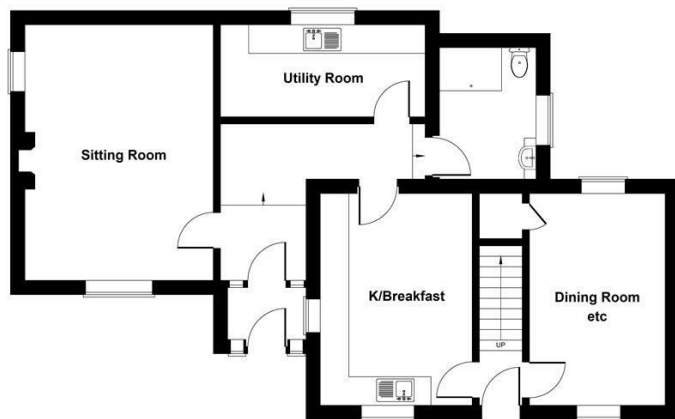
NOTES

(1) Council Tax Band: D

(2) Oil Central Heating - boiler last serviced XXXX.



ASKING PRICE £495,000



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. 2023

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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