



Hillcroft Langthwaite, Arkengarthdale, Richmond, DL11 6RE
£320,000



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UNSPOILT DALES VILLAGE & COSY, REFURBISHED CHARACTER COTTAGE with wonderful LARGE 0.24 ACRE GARDEN HAVEN & Summerhouse with GREAT VIEWS. In this idyllic setting, the Cottage has 2 Staircases, a 5.09m/16'8" SITTING ROOM with open fire, a stylish 2021 KITCHEN with Mandale Limestone fossil worktops & appliances, SHOWER ROOM, 2 BEDROOMS & an OFFICE/BED 3. Under-floor heating in Kitchen & Shower Room. 0.24 ACRE GARDEN HAVEN with Summerhouse great VIEWS, plus South & East GARDEN & PARKING. 6.65m x 3.10m min/21'9" x 10'2" detached WORKSHOP/STUDIO/GARAGE etc – work required. Don't miss the opportunity to own a piece of Dales countryside charm - VIEWING AN ABSOLUTE MUST.

LANGTHWAITE is a quaint un-spoilt Arkengarthdale village in the heart of the Yorkshire Dales National Park & appeared 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.

ENTRANCE HALL

Staircase (1) to first floor with storage under & ledge.

SHOWER ROOM 1.63m x 1.62m (5'4" x 5'3")

Shower cubicle with electric shower, inset washbasin with cupboards, under-sink water heater & WC. Under-floor heating, down-lighting & double-glazed window to rear.

KITCHEN 3.87m x 1.93m (12'8" x 6'3")

Carefully & stylishly designed with soft-close, under-lit wall & floor units with Mandale Limestone fossil worktops & inset Franke sink with designer tap & under-sink water heater. Integrated 'smart' electric oven with slide-&-hide door & Induction hob with extractor over, integrated fridge, freezer, washing machine & dishwasher. Under-floor heating (Wi-fi controlled), down-lighting, Bluetooth programmable radiator & double-glazed window to front.

SITTING ROOM 5.09m max x 3.36m (16'8" max x 11'0")

A lovely cosy room with a large focal stone fireplace with Oak surround, beamed ceiling & nooks. 2 double-glazed windows & door to front. Door to staircase (2) to first floor with useful CUPBOARD under with light point.

FIRST FLOOR

BEDROOM 1 (VIEWS) 5.83m max (4.65m min) x 3.47m (19'1" max (15'3" min) x 11'4")

Double Bedroom with feature fireplace and grate & double-glazed windows to front & rear with fine views. Door to:

BEDROOM 2. 3.76m x 1.99m (12'4" x 6'6")

Double Bedroom with double-glazed window to front & door to:

SMALL LANDING

Staircase (1) & ledge.

OFFICE/BED 3. 2.04m x 1.88m (6'8" x 6'2")

Double-glazed window to rear.

OUTSIDE

GARAGE/WORKSHOP/STUDIO etc 4.64m x 3.10m (15'2" x 10'2")

A GREAT SPACE TO WORK – post renovation. Maintenance pit, light & power. Double doors to front & 2 windows to side with fabulous views.

Adjoining STORE 3.37m x 2.00m (11'0" x 6'6")

PARKING

LOG/FUEL STORE 1.67m x 1.63m (5'5" x 5'4")

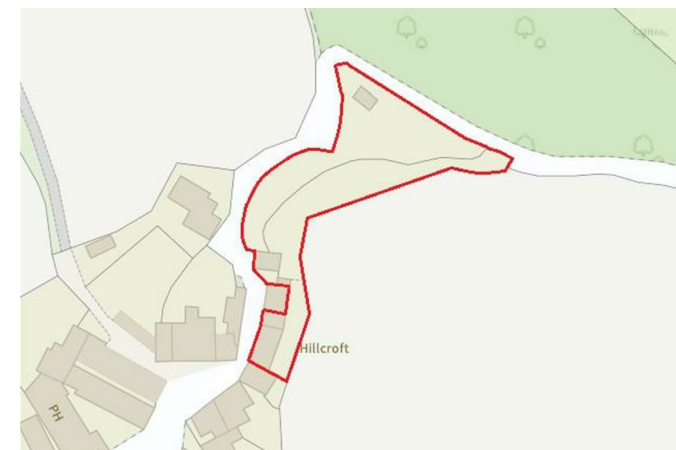
...The old village Nettie.

GARDEN

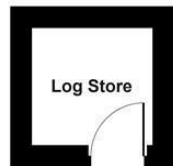
A VERY PRIVATE South & East facing garden area.

NOTES

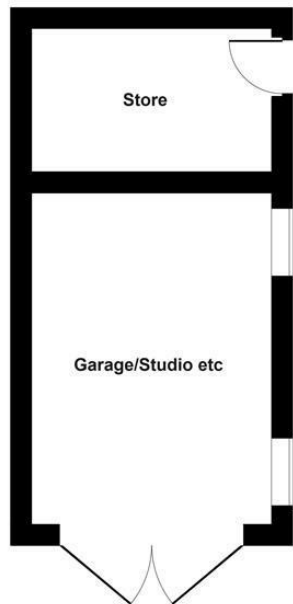
- (1) Log/Fuel store, Garage & Parking Area Leasehold: 1,635 years remaining.
- (2) Electric Heating, Open Fire & Double-glazing
- (3) Council Tax Band: C
- (4) EPC: TBC



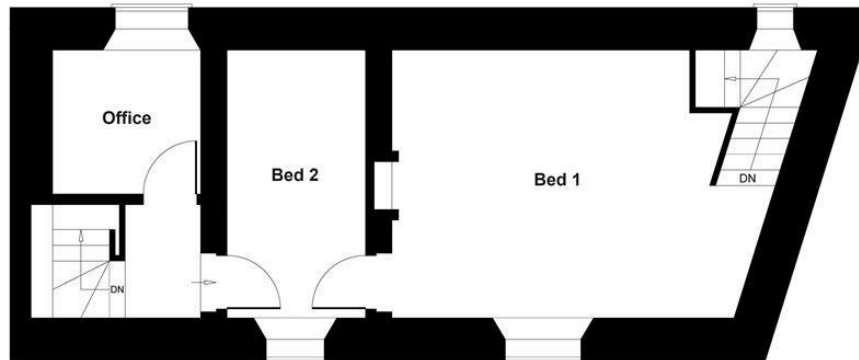
£320,000



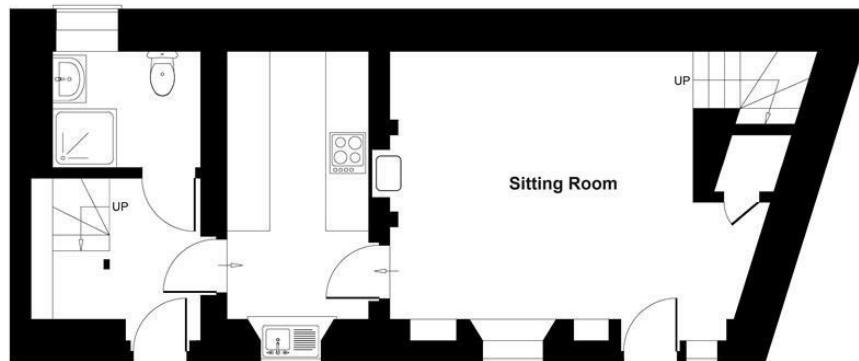
OUTBUILDING



GARAGE



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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	33	
(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		

England & Wales EU Directive 2002/91/EC

