



Hillcroft Langthwaite, Arkengarthdale, Richmond, DL11 6RE
Offers over £300,000



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*** A GREAT OPPORTUNITY *** 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

GARAGING/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

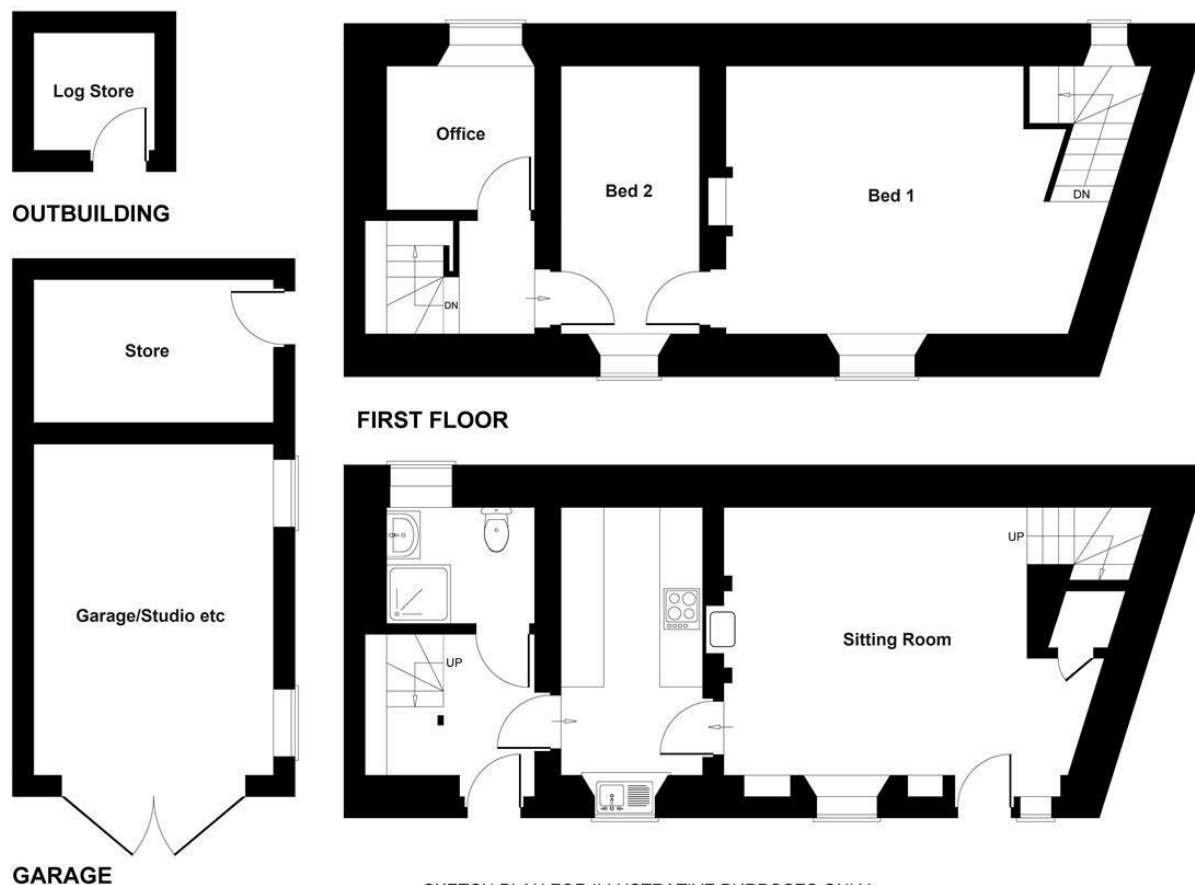
A VERY PRIVATE South & East facing garden area.

NOTES

- (1) Log/Fuel store, Garage & Parking Area. These are currently Leasehold with 1,635 years remaining. NB: Absolute Leasehold Title was applied for & comes into effect in 2027 – The most secure form of legal ownership.
- (2) Electric Heating, Open Fire & Double-glazing
- (3) Council Tax Band: C
- (4) EPC: TBC



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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.

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		

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