



Butt House Keld, Richmond, North Yorkshire, DL11 6LJ
Offers over £750,000



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AMAZING SETTING & STUNNING VIEWS: A Substantial FAMILY HOME in the beautiful Yorkshire Dales National Park: 6 En-SUITE BEDROOMS & 3 RECEPTION ROOMS, 5.20m/17'0" KITCHEN/BREAKFAST ROOM, Large HALL, BAR AREA & Small CELLAR; 2 OUTHOUSES, Extensive PARKING, PADDOCK/GARTH & South Facing GARDEN. For Sale with NO ONWARD CHAIN...Currently a successful B&B.

Keld (& Swaledale) boasts some of the most beautiful countryside in the area & is a haven for walkers with several waterfalls within a short walk. Muker is just over 3 miles, Hawes about 9 miles, Kirkby Stephen about 10 miles & Richmond about 22 miles. The M6 (Tebay) is about 21 miles.

RECEPTION HALL/BOOT ROOM 3.68m x 2.61m (12'0" x 8'6")

UPVC double-glazed window to side.

INNER HALL

Staircase to first floor & door to:

Small CELLAR 1.73m x 1.00m min (5'8" x 3'3" min)

Stone cheese shelves & light point.

SITTING ROOM (VIEWS) 4.27m x 4.22m (14'0" x 13'10")

Includes the Vestibule. Nook, UPVC double-glazed window to rear, vestibule with door to outside & doorway to:

FAMILY ROOM (VIEWS) 4.23m x 3.59m (13'10" x 11'9")

Open fireplace with Register grate & UPVC double glazed window to rear.

DINING ROOM (VIEWS) 4.50m x 4.13m (14'9" x 13'6")

Open fireplace & UPVC double glazed windows to side & rear.

OFFICE (VIEWS) 3.77m x 2.45m (12'4" x 8'0")

Stone-flagged floor, bar top & UPVC double glazed window to front. Stable door to:

FIRST FLOOR LANDING

VESTIBULE Built-in double cylinder cupboard, built-in store cupboard & door to:

KITCHEN/BREAKFAST ROOM (VIEWS) 5.20m x 3.72m (17'0" x 12'2")

Includes the Vestibule. Good range of wall & floor units with worktops & sink, range cooker space, plumbing for dishwasher & washing machine. Firebird central heating oil boiler. Double-glazed window to front, vestibule with door to outside Terrace.

FIRST FLOOR LANDING

Built-in double cylinder cupboard.

BEDROOM 1 (VIEWS) 4.63m x 4.32m overall (15'2" x 14'2" overall)

Including built-in double wardrobe. UPVC double-glazed window to rear & door to:

EN SUITE BATH/SHOWER ROOM 1.83m x 1.80m max (6'0" x 5'10" max)

(Included in overall measurements) Panelled bath with mixer-shower, washbasin & WC.

BEDROOM 2 (VIEWS) 3.76m x 3.59m overall (12'4" x 11'9" overall)

UPVC double-glazed window to front & door to:

EN SUITE SHOWER ROOM 2.59m x 0.86m (8'5" x 2'9")

(Included in overall measurements) Shower cubicle, washbasin & WC.

VESTIBULE (Off HALL)

Built-in store cupboard & door to:

BEDROOM 3 (VIEWS) 4.29m x 4.17m overall (14'0" x 13'8" overall)

Including built-in wardrobe. UPVC double-glazed window to rear & door to:

EN SUITE BATH/SHOWER ROOM 2.55m x 1.39m (8'4" x 4'6")

(Included in overall measurements) Panelled bath with mixer-shower, washbasin & WC.

BEDROOM 4 (VIEWS) 4.32m x 3.62m overall (14'2" x 11'10" overall)

UPVC double glazed window to rear & door to:

EN SUITE BATH/SHOWER ROOM 2.35m x 1.45m (7'8" x 4'9")

(Included in overall measurements) Panelled bath with mixer-shower, washbasin & WC.

BEDROOM 5 (VIEWS) 2.76m x 2.49m (9'0" x 8'2")

UPVC double-glazed window to front & door to:

EN SUITE SHOWER ROOM 2.10m x 1.61m (6'10" x 5'3")

Full-width shower cubicle, washbasin & WC. UPVC double-glazed window to front.

BEDROOM 6 (VIEWS) 3.78m x 2.82m overall (12'4" x 9'3" overall)

UPVC double-glazed window to front & door to:

EN SUITE SHOWER ROOM 1.83m x 1.04m (6'0" x 3'4")

(Included in overall measurements) Shower cubicle, washbasin & WC.

OUTSIDE (Stunning VIEWS)

Boundary stone wall with twin 5-bar gates to an extensive gravelled parking courtyard with flower/shrub border. Further 5-bar gate to the enclosed GARTH/PADDOCK. Flagged viewing TERRACE extending to the side with 2 OUTBUILDINGS. South facing enclosed FRONT GARDEN laid to lawn with flower/shrub borders.

GARTH/PADDOCK

Enclosed with stone boundary walls & extending to about 0.10 acres.

2 OUTBUILDINGS (1) 3.00m x 2.30m & (2) 1.67m x 1.10m ((3'3") 9'10" x 7'6" & (6'6") 5'5" x 3'7")

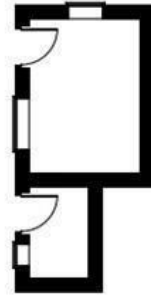
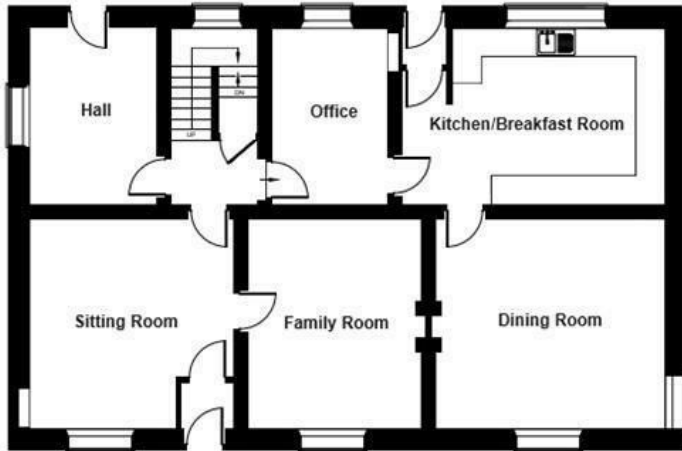
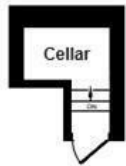
(1) Stone-flagged with light & power) & (2) 1.67m x 1.10m (Plumbed for washing machine, light & power).

NOTE

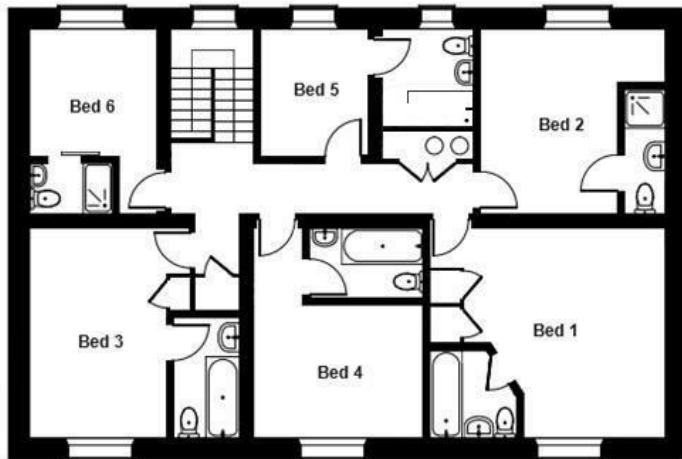
- (1) Freehold
- (2) Trading: The current owners choose to trade below the VAT threshold.
- (3) Council Tax Band: Currently A, as run as a business
- (4) Mains Electricity, Water & Septic Tank
- (5) Everest UPVC Double Glazing & Oil Central Heating
- (6) EPC: 54-C



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OUTBUILDINGS



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

Energy Efficiency Rating

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

England & Wales EU Directive 2002/91/EC 

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England & Wales EU Directive 2002/91/EC 

