



Copley House Langthwaite, Richmond, DL11 6RE  
Offers over £260,000





SUMMARY

CHARACTER Light-filled Cottage with River & Dales VIEWS: Lovely 7.18m x 4.78m/23'6" x 15'8" Main Living Space, stylish kitchen with appliances & Sitting Room with multi-fuel stove; 2 Bedrooms (with great views) & Bath/Shower room. Patio Garden & Outbuilding. Oil Central heating & UPVC Double Glazing-VIEWING AN ABSOLUTE MUST.  
LANGTHWAITE is a quaint un-spoilt Arkengarthdale village in the heart of the Yorkshire Dales National Park & home to the famous Red Lion Inn. 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. The surrounding scenery is STUNNING.

PORCH

Main LIVING SPACE 7.18m x 4.78m (23'6" x 15'8")

Comprising:

SITTING ROOM (VIEWS)

Fireplace with multi-fuel stove & down-lighting. Double-glazed windows to front & sides, staircase to first floor & open to:

KITCHEN/DINING ROOM (VIEWS)

Stylish finish with contemporary wall & floor units with worktops, inset sink & waste unit; Integrated Bosch electric oven & hob with extractor over, integrated Bosch fridge, freezer, washing machine & dishwasher. Built-in cupboard also housing the Worcester oil boiler. Down-lighting & double-glazed windows to side & rear with lovely views.

FIRST FLOOR

BEDROOM 1 (VIEWS) 3.66m min x 3.57m (12'0" min x 11'8")

Plus deep 1.59m x 0.96m (5'2" x 3'1") wardrobe-cupboard. & further cupboard. Down-lighting & double-glazed windows to front & side with lovely views.

BEDROOM 2 (VIEWS) 3.43m x 2.79m (11'3" x 9'1")

Down-lighting & double-glazed windows to side & rear with lovely views.

BATH/SHOWER ROOM 1.85m x 1.85m (6'1" x 6'1")

Panelled bath with mixer-shower over, washbasin & WC. Down-lighting & double-glazed window to rear n- more VIEWS!

OUTSIDE

OUTHOUSE 3.70m x 1.88m (12'1" x 6'2")

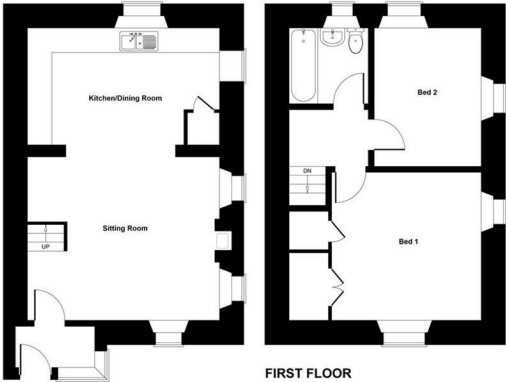
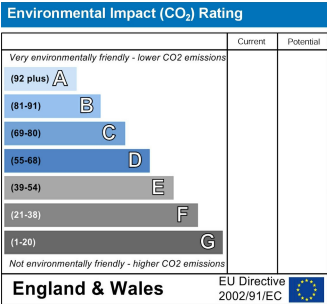
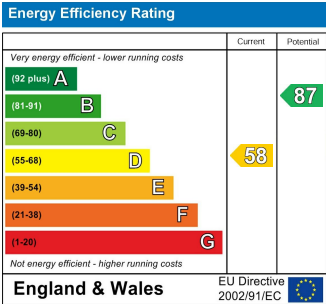
...also housing the oil tank.

Enclosed PATIO GARDEN

Sit & enjoy nearby babbling Arkle Beck – stone flagged with outside light point.

NOTES

- (1) Mains Water, Electricity & Drainage
- (2) Oil central Heating, Multi-fuel Stove & Double-glazing
- (3) Council Tax Band: D
- (4) EPC: 58 - D
- (5) Since 1996, there has been a single flood at the end of July 2019 due to a freak storm. Since then the river banks have been strengthened & Copley House is part of a community group organised by the local council to improve flood resilience of buildings. As part of this, an engineering survey is due later this year. In addition, there are extensive reforestation & peat land restoration programs in Arkengarthdale, both of which should reduce the risk of any further floods. See <https://www.heggsfarm.com/> for details of the reforestation project.



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.  
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