



14 Hill Close Reeth, Swaledale, Richmond, DL11 6RX
Offers over £525,000



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FABULOUS DETACHED FAMILY HOME about 205sqm (2,207sqft) with 4 Double EN-SUITE BEDROOMS, Superb 7.64m max x 5.61m min (25'0" x 18'4") KITCHEN/BREAKFAST AREA (Overall 12.21m (40'0")) of Great Open-plan Living Space) with 3 Large RECEPTION ROOMS (Sitting Room, vaulted Gargen Room & Office), plus downstairs SHOWER ROOM (No.5). SOUTH Facing Garden, 10.47m (34'4") covered ENTERTAINMENTS AREA, DOUBLE GARAGE etc & PARKING.

VERY HIGHLY RECOMMENDED

Reeth is the heart of Swaledale - a market 'town' in the Yorkshire Dales National Park gathered around large Greens. There are 3 public houses, a restaurant & tea rooms, a primary school, village shops, bakers, a church, a village hall & medical centre, post office AND a weekly market. STUNNING Scenery, great walks & cycling & a great community.

PORCH

HALL

'Oak' flooring & staircase to first floor with 'Utility Cupboard' for washing machine & tumble drier.

SHOWER ROOM 2.58m max x 1.95m (8'5" max x 6'4")

Deep shower recess, inset washbasin with cupboards & WC.

OFFICE 3.49m x 3.43m (11'5" x 11'3")

'A versatile room with Oak' flooring.

SITTING ROOM 6.99m max x 3.68m (22'11" max x 12'0")

A generous living room which has a TV point, a radiator, an archway to the garden room and a window to the front of the property. The central focus of the room is the fireplace which houses a multi fuel stove.

Vaulted GARDEN ROOM 4.54m x 4.54m max (14'10" x 14'10" max)

Light-filled & South facing with Bi-fold doors overlooking the garden, Velux window, down-lighting, & under-floor heating. 'Oak' flooring extending into:

Superb KITCHEN/BREAKFAST ROOM 7.64m max x 5.61m min (25'0" max x 18'4" min)

A lovely open space with an extensive range of soft-close, under-lit wall & floor units with woodblock worktops, ceramic sink, integrated Bosch dishwasher & space for American style fridge/freezer, island unit & breakfast bar with granite worktops, inset sink & Britannia 6-ring dual-fuel range oven, plus further storage cupboards & wine racking. Bi-fold doors to the side, multi-fuel stove & down-lighting.

FIRST FLOOR LANDING

Built-in linen cupboard & loft access.

Double BEDROOM 1. 3.68m x 3.50m (12'0" x 11'5")

Views towards beautiful Fremington Edge.

Large EN-SUITE 3.48m max (2.59m) x 2.89m (11'5" max (8'5") x 9'5")

Free-standing Witt & Berg 'Copper' bath, Granite inset washbasin with cupboards & WC. Panelled walls with down-lit display nooks, star-light feature & down-lighting.

Double BEDROOM 2. 4.50m x 3.71m (14'9" x 12'2")

South facing overlooking the garden.

EN-SUITE 2.71m x 1.71m max (8'10" x 5'7" max)

Full-width shower area, Oak inset washbasin, WC & down-lighting.

Vaulted Double BEDROOM 3. 3.95m x 3.63m

A dual-aspect room & South facing overlooking the garden.

EN-SUITE 2.21m x 1.29m (7'3" x 4'2")

Full-width shower area, Granite inset washbasin with cupboard & WC.

Double BEDROOM 4. 3.48m x 3.43m (11'5" x 11'3")

Views towards beautiful Fremington Edge.

EN-SUITE 2.10m x 1.29m (6'10" x 4'2")

Full-width shower area, inset ceramic washbasin with cupboard & WC.

OUTSIDE FRONT

Tarmac 4-vehicle hard-standing, side gravelled storage area, outside lighting & power sockets. Gates to either side lead to the Rear Garden.

Detached GARAGE 5.22m x 5.16m overall (17'1" x 16'11" overall)

The Garage has been used as a sound proofed music room, a gym & a sauna, with under-floor heating, lighting, power, water & loft area. external electric vehicle charging point.

OUTSIDE REAR 10.27

Extensive stone-flagged patio area with raised 'sleeper-beds', outside lighting & power sockets. Greenstar Danesmoor External oil boiler. This area includes the:

Covered ENTERTAINMENTS AREA 10.27m x 2.22m (33'8" x 7'3")

With equipped bar & views towards Fremington Edge. Beyond is the:

SOUTH REAR GARDEN

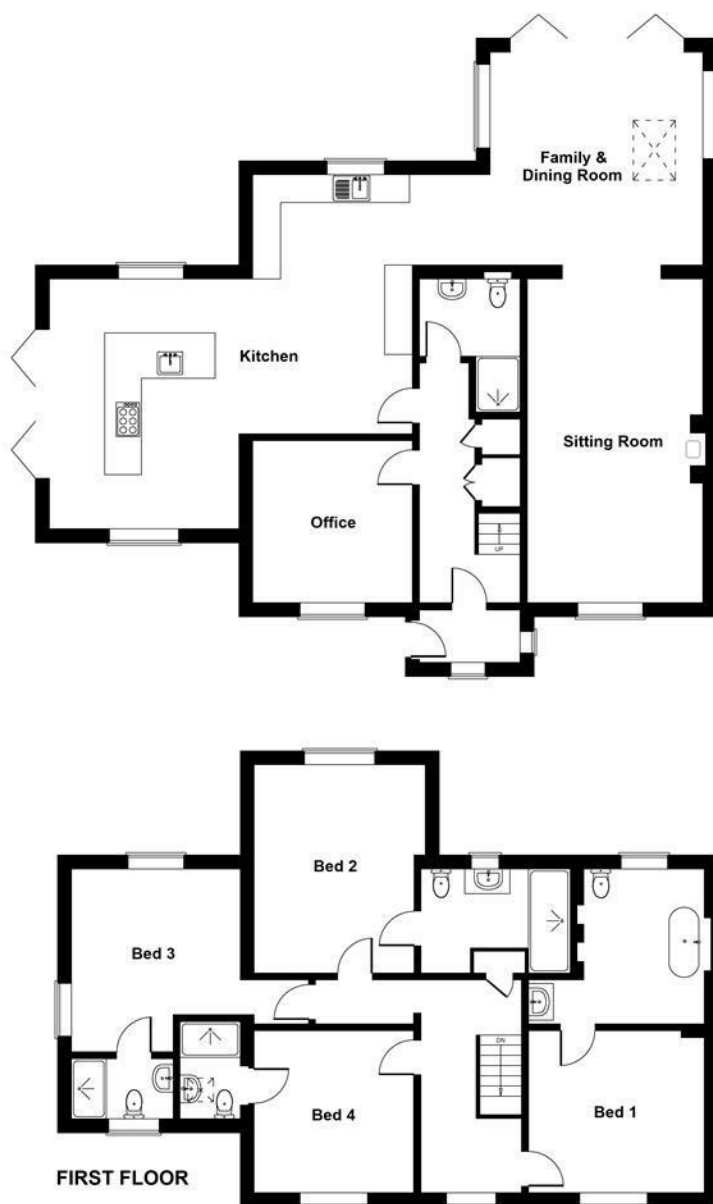
Stone-flagged patio, cold water tap, outside lighting & power sockets. Lawned with flower/shrub borders, fruit trees & greenhouse.

NOTES

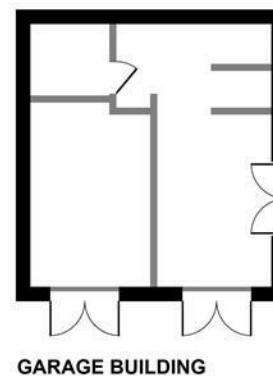
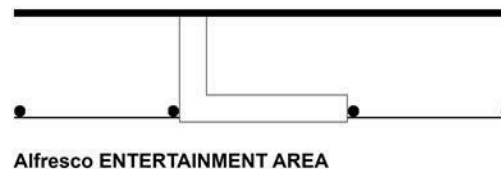
- (1) Freehold
- (2) Council Tax Band: E
- (3) EPC: 69-C
- (4) Oil Central Heating & Double Glazing
- (5) Mains Water, Electricity & Drainage, PLUS Solar panels & Tesla Battery Pack (Interchanges' with Hot Water & Heating)



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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.
 Produced by Potterplans Ltd. 2025



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(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		

England & Wales

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