

ARKLE HOUSE

REETH

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Arkle House, Reeth

Found in the picturesque village of Reeth, lies this charming home. This sought-after North Yorkshire village is an escape for those seeking country-side walks, beautiful views, and an immersion in idyllic surroundings. With local shops and eateries located just minutes away, this home offers the perfect place for enjoying Dales life without having to venture far from home!



Welcome home...

Upon arrival at Arkle House, park up outside and step through the gate into your courtyard garden. Through the doors and you're inside the first reception room where a timeless open fire casts a cosy glow across the room. This room is the ideal place for a second living room or a separate dining room, where everyone can gather to delve into a homecooked meal and catch up about the day.

Next head through to the kitchen where the chef of the house can create many culinary delights. In here there's ample storage and worktop space, plus a nifty breakfast bar where you can enjoy your morning cuppa. A little pantry can be found along the back wall and there's plenty of space for a small dining table and chairs here too.





Unique space

Through to the living room next where the expansive space boasts high ceilings and despite its non-functional state, a fireplace, which still exudes a sense of grandeur. Should you wish to reconnect the fire however, this is a possibility.

The dimensions of the living room are so generous that you could envision it as a separate property entirely, detached from the rest of the house, perhaps even serving as the downstairs of a second home or annex.



Time for bed...

Heading upstairs now where your landing leads in two directions. To the right two double bedrooms beckon, both ample in size. The first bedroom you arrive at has a wall of fitted wardrobes, ideal for the avid clothes lover. The second double bedroom also features a built in wardrobe space, with much more space to place freestanding furnishings.

These two bedrooms share a thoughtfully designed bathroom equipped with both a separate bath and a shower.





On the left side of the landing, two additional double bedrooms await, each accompanied by its own en-suite shower room. These en-suites add an extra layer of convenience, ensuring that family members or guests enjoy the luxury of private facilities.

The layout of the upstairs is not only ideal for a growing family, but is also perfectly tailored for someone with dreams of running a bed and breakfast. The versatility of the upstairs space allows for a warm and hospitable environment that could attract visitors during the vibrant summer months.



Step outside...

Outside your small courtyard emerges as a delightful sun-soaked space. Out here there's ample room for a table and chair set, creating a perfect spot for morning coffees or leisurely afternoon teas. You can put out planters full of seasonal flowers to give a burst of colour to the space, giving it a lovely welcoming feel.



Arkle House

Further Information

POSTCODE: DL11 6SJ

TENURE: Freehold (The property is subject to a separate deed for the flying freehold (bathroom) between Arkle House and Beckholme.

A new deed for this would have to be signed off by a purchaser during conveyance)

COUNCIL TAX BAND: E

EPC RATING: E

CENTRAL HEATING: Oil and solid fuel. There is also possibility to reconnect a gas fire in the main living room (LPG)

Note* This property has previously flooded, however since then work has been carried out alongside the Arkle Beck to help prevent this from happening again. Additionally, flood protector air bricks and flood gates have been installed to the property and in the local area.



Mobile signal:

Most mobile phone providers cover this area

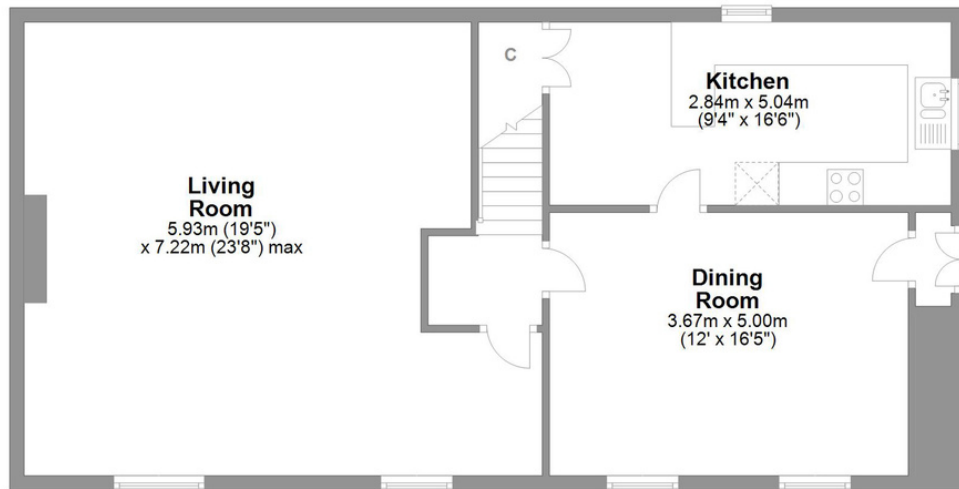


Broadband type:

Superfast broadband is available in this location

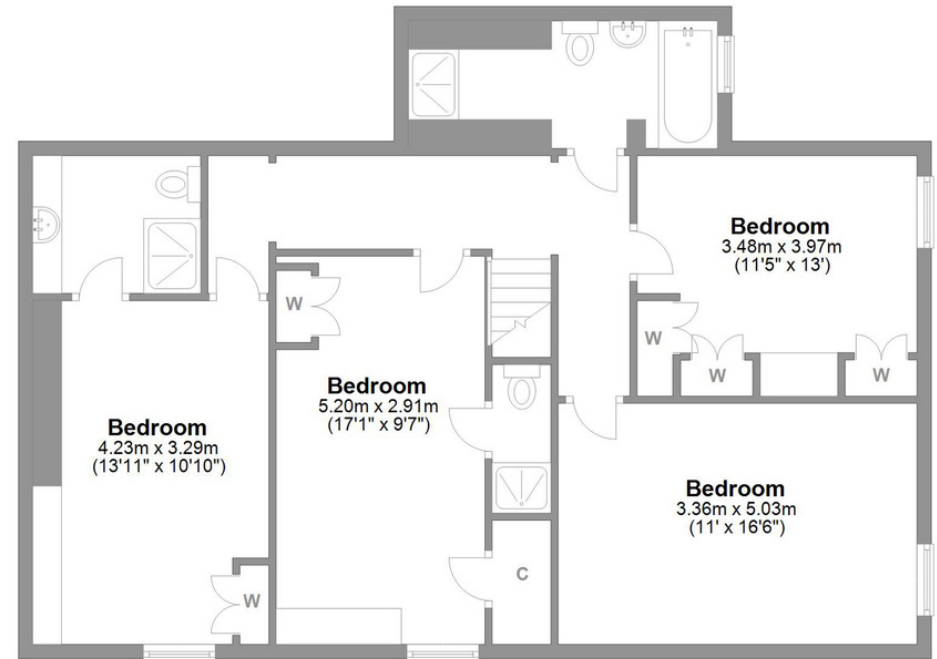
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Total area: approx. 168.3 sq. metres (1811.6 sq. feet)



Ground Floor

Approx. 78.9 sq. metres (848.9 sq. feet)



First Floor

Approx. 89.4 sq. metres (962.8 sq. feet)

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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser.

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