



# Guildy Hall

Muker, Richmond, North Yorkshire, DL11 6QG



RobinJessop



# Guildy Hall

## Muker, Richmond, North Yorkshire, DL11 6QG

A Traditional Country Property Situated in an Idyllic and Secluded Position with Private Gardens, Small Paddock & Riverside Frontage

- Four Bedroom Detached House
- Spacious Living Accommodation
- Two Reception Rooms & Large Kitchen Diner
- Large Gardens & Grounds with Small Paddock
- Riverside Frontage with Private Bridge
- Nestled Behind Trees Proving Privacy
- Idyllic & Secluded Position
- Renowned Popular Village
- **Guide Price: £695,000**

### SITUATION

Low Row 8 miles. Hawes 8 miles. Reeth 10 miles. Kirkby Stephen 14 miles. Richmond 20 miles (all distances approximate).

Muker is a traditional and thriving village in the heart of Swaledale, within the beautiful Yorkshire Dales National Park. It is located on the Coast to Coast route making it a popular tourist destination and benefits from an excellent selection of local amenities, including village store with tearoom, an art gallery, craft shop and a country pub.

It is also within reasonable commuting distance of several local market towns including Hawes, Kirkby Stephen, Richmond and Leyburn. There is a main railway service at Northallerton and Darlington.

### INTRODUCTION

Guildy Hall offers a rare opportunity to purchase a modernised yet traditional country property in a secluded, central village location within the heart of the Yorkshire Dales.

The property has been well maintained and offers spacious accommodation which is complemented by generous gardens and grounds including riverside frontage.

### DESCRIPTION

Guildy Hall is a traditional stone-built country property which retains a range of character features including wooden floors, exposed beams, fireplaces and a stone staircase. The property is in good order and has been well maintained offering comfortable accommodation across two floors.

The property is entered via a welcoming entrance hall which leads through into the kitchen diner. This large, light room benefits from underfloor heating and features a quality oak fitted kitchen with central island complemented by leathered granite worksurfaces. There are a range of fitted appliances including double oven with microwave, dishwasher, fridge and a gas hob with extractor hood. The Belfast sink has waste disposal and a stainless-steel sink within the island features a boiling water tap. There is ample space for a family dining table.

Leading through there is a good sized living room with oak floor and exposed beams which features a multi fuel stove set within a stone surround. There is a door leading out to the front which is currently not in use.

Also, on the ground floor is a sun room providing direct access out to the garden and

which enjoys a stunning outlook of the church and surrounding hills. There is also a utility room with WC and basin, a snug with a feature fireplace and stone flagged floor, a home office, a pantry with stone shelving, a useful under stair cupboard and a workshop.

To the first floor there are four bedrooms, two of which have ensuite bathrooms, and a house bathroom. The principal suite also has a dressing room and enjoys a dual aspect.

Externally the property is complemented by a good-sized cottage garden which is set on different levels with areas of lawn, raised flower beds, rockery style garden, mature trees and patio for seating. To the west of the property is a small paddock which is ideal for chickens or exercising dogs. The land and the gardens run down to the river where there is an abundance of wildlife. Uniquely, there is a foot bridge over the river which leads into the heart of the village. This is private and is only for Guildy Hall's use.

To the other side of the property is an orchard area which is well stocked with soft fruits and apple and plum trees.

Usefully, a short walk from the property is a detached single garage which provides

excellent storage and would fit one small car or motorbike if required.

The property will suit a number of buyers and early viewing is advised to appreciate the nature of the property on offer.

### GENERAL REMARKS & STIPULATIONS

#### Viewing

Strictly by Appointment with Robin Jessop Ltd – Telephone 01677 425950 or 01969 622800.

#### Offers

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

#### Money Laundering Regulations

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office. We will then take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

#### Tenure

The property is freehold and vacant possession will be given upon completion.

### Method of Sale

The property is being offered for sale initially by Private Treaty. If you would like to discuss any matter concerning this sale, then please kindly record your interest with Mr. Tim Gower MRICS as soon as possible and preferably in writing enabling us to keep you informed as to how we propose to conclude the sale.

### Council Tax

Band F.

### Energy Performance Certificate

Energy Rating E.

### Boundaries

The Vendors will only sell such interests (if any) as they may have in the boundary fences, ditches and walls and other boundaries separating this property from other properties not belonging to them.

### Agents Note

Please note that a neighboring farmer has a right of way across the back of the property and paddock. Further details of this are available upon request.

### Services

Mains electricity. Mains water. Mains drainage. Oil central heating. Broadband connection available.

### Fixtures & Fittings

Only those fixtures and fittings described within this brochure are included in the sale.

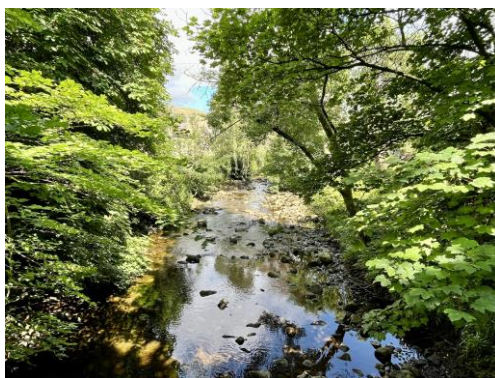
### WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.

**///cherubs.fade.rooms**

### Local Authority

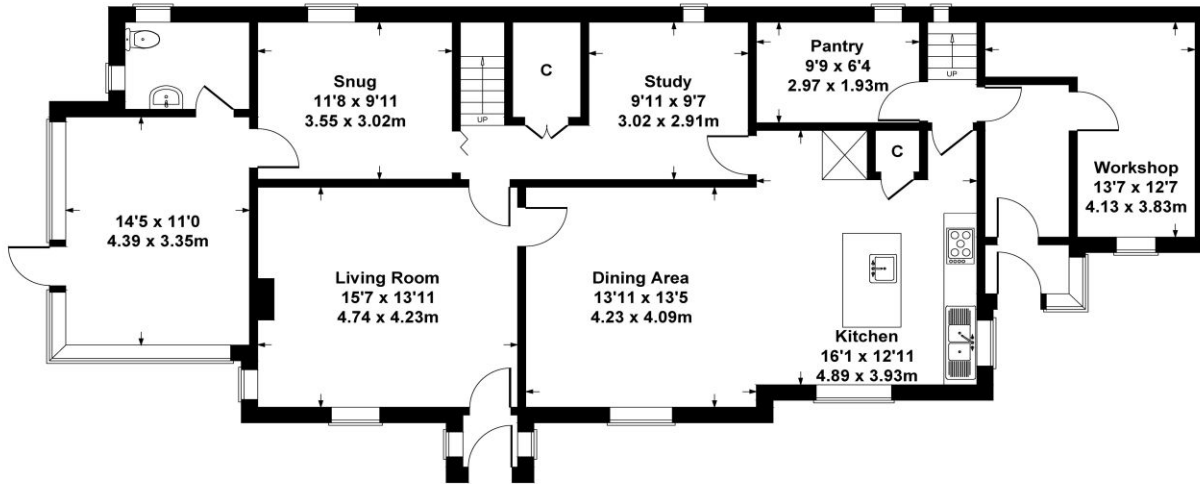
North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD Tel: 01609 780780



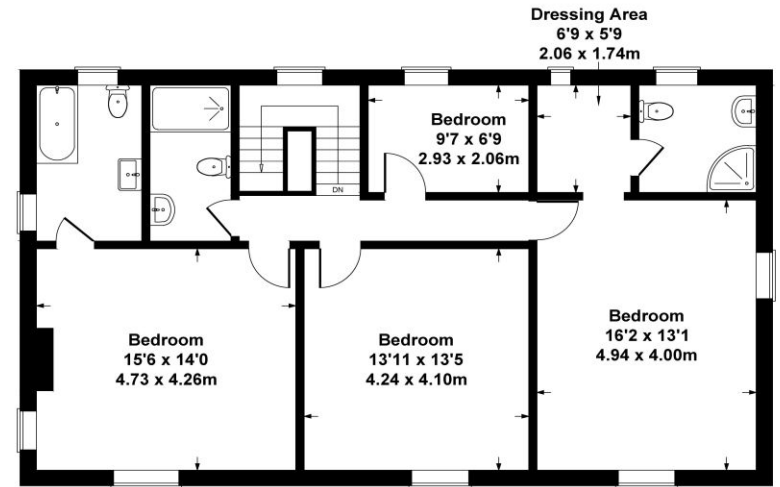


# Guilty Hall, Muker, Richmond

Approximate gross internal area  
232 sq m - 2497 sq ft



GROUND FLOOR



FIRST FLOOR

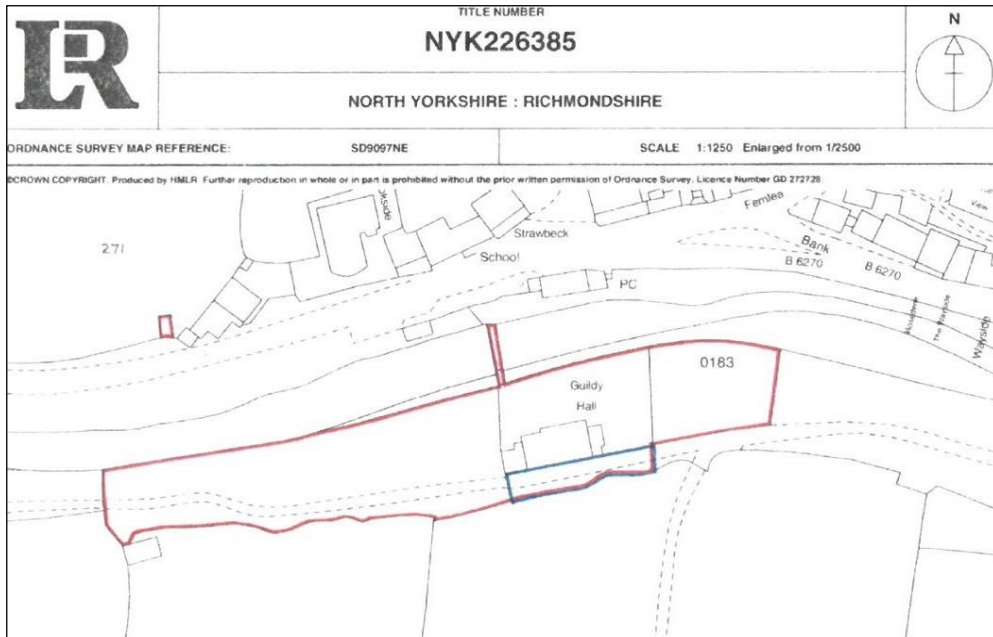
## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.

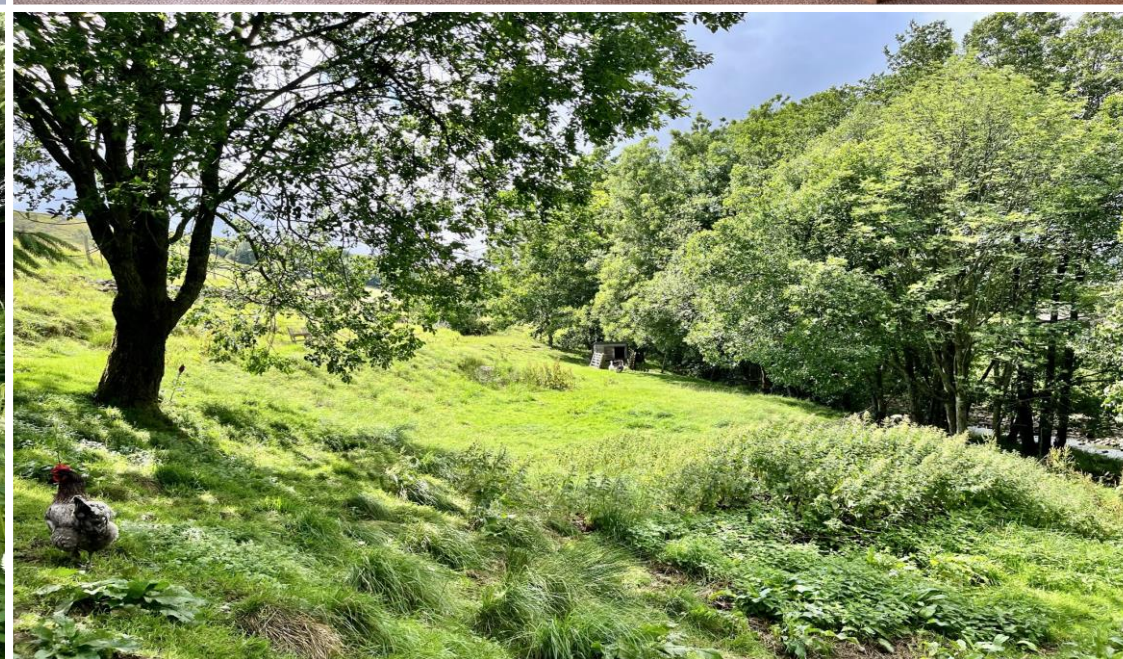
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