



Spion Kop

Whaw, Arkengarthdale, Richmond, North Yorkshire, DL11 6RR



Robin Jessop

A REFURBISHED DETACHED FARMHOUSE IN AN ELEVATED POSITION WITH STUNNING VIEWS

- Spacious Detached Farmhouse
- Refurbished Throughout
- Three Reception Rooms
- Three Double Bedrooms
- Large Kitchen / Living Room
- Attached Barn with Planning Permission
- Small Grass Paddock
- Stunning Panoramic Views
- Guide Price: £695,000

SITUATION

Reeth 5 miles. Barnard Castle 11 miles. Leyburn 13 miles. Richmond 16 miles. Kirkby Stephen 17 miles.

Spion Kop is situated in a stunning elevated position on the fringe of Whaw in Arkengarthdale, which is a small rural hamlet just a short drive from the larger village of Langthwaite where there is a pub and the renowned restraint/pub known as the CB Inn. The larger town of Reeth is 5 miles from the property where there is a wider range of facilities including shops, cafes, pubs, a primary school and a doctor's surgery.

The property is also well placed in relation to larger centres of Barnard Castle, Richmond and Kirkby Stephen. The A66 is approximately a 20-minute drive which brings the larger centres of Darlington, Teesside and Harrogate within a reasonable commuting distance. This road also provides excellent access into the Lake District.



DESCRIPTION

Spion Kop comprises a stunning detached stone-built property situated in an elevated position above the rural hamlet of Whaw. The property has undergone refurbishment throughout and includes a new open plan family kitchen/diner, new bathrooms, new windows and doors throughout, a new central heating and drainage system as well as the addition of a new porch to the front.

The ground floor comprises a spacious 'L' shaped kitchen, dining and living room. This room features a modern fitted kitchen with integrated appliances including oven and hob, dishwasher and undercounter fridge. Usefully there is a utility room with a washing machine and dryer. The living and dining area has a multi-fuels stove, exposed stone feature wall and enjoys the excellent views with glazed double doors which lead out onto the patio. There is underfloor heating running throughout the kitchen, dining and utility room.

Also, on the ground floor there are two further reception rooms, one of which has a multi fuel stove and the second could be used as a ground floor bedroom or home office. There is also a downstairs shower room.

To the first floor there are three double bedrooms, a landing which could be used as a reading area and a family bathroom with bath and shower cubicle. The principle bedroom has French doors featuring a Juliet balcony with spectacular views across Arkengarthdale. There is also a box room which provides excellent storage.

There is also an attached barn which has planning permission for a one-bedroom holiday let. Further details and drawings of this are available upon request.

Externally the property is complemented by a lawned garden with walled boundaries. There is extensive parking on the large gravelled drive and a further area with trees. Usefully, there is a small grass paddock which provides that all important amenity and space around the property.

GENERAL REMARKS & STIPULATIONS

VIEWING

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

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 where we can take copies of both this



and proof of funds, which we also require to comply with Money Laundering Regulations.

METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

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. [///rucksack.conqueror.isolating](http://rucksack.conqueror.isolating)

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band E.

SERVICES

Mains electricity. Private Water supply. Drainage to a septic tank. Oil fired central heating. Connection available.

AGENT NOTE

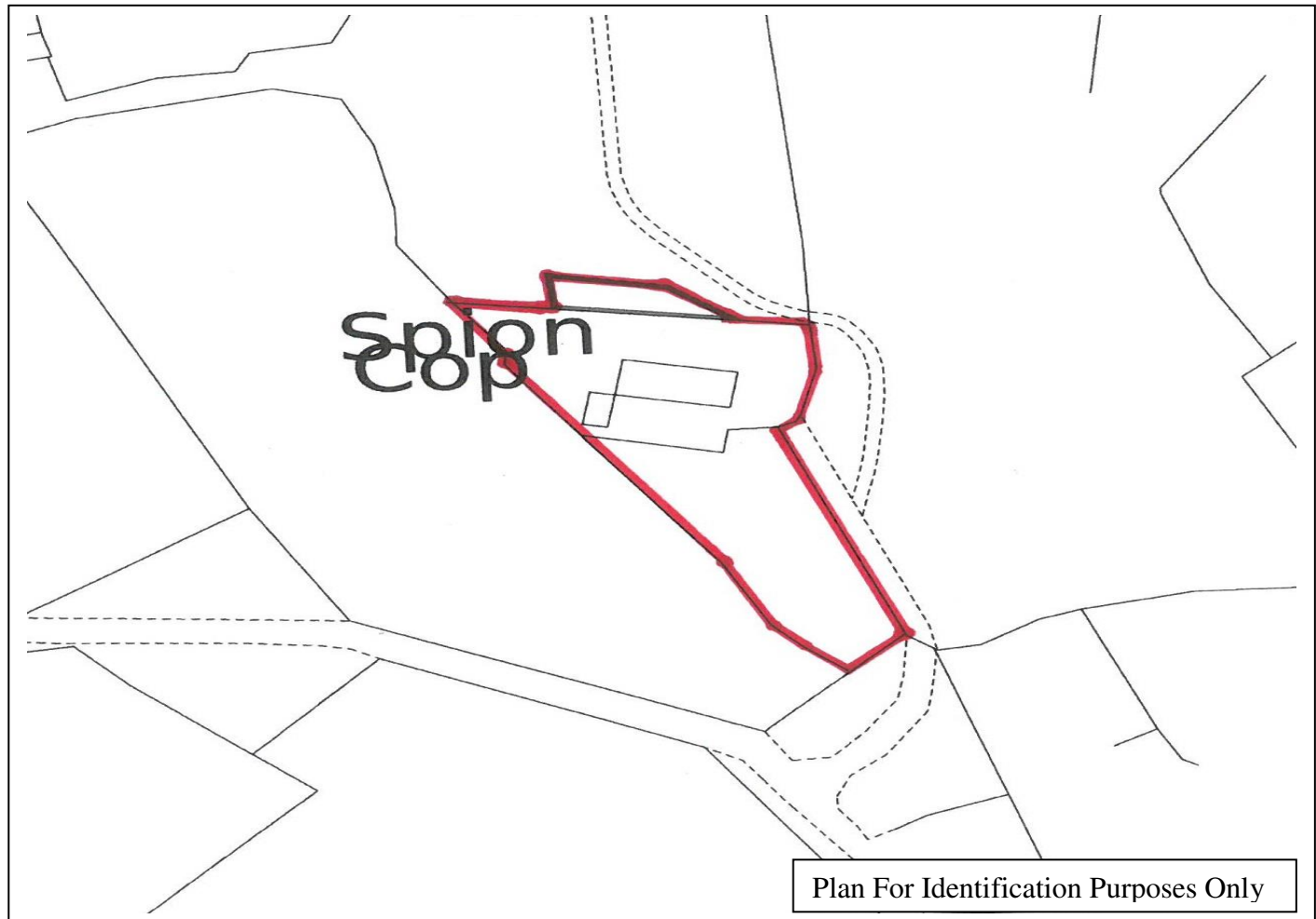
Please note that the photographs were taken in 2021 and 2022.

LOCAL AUTHORITY

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

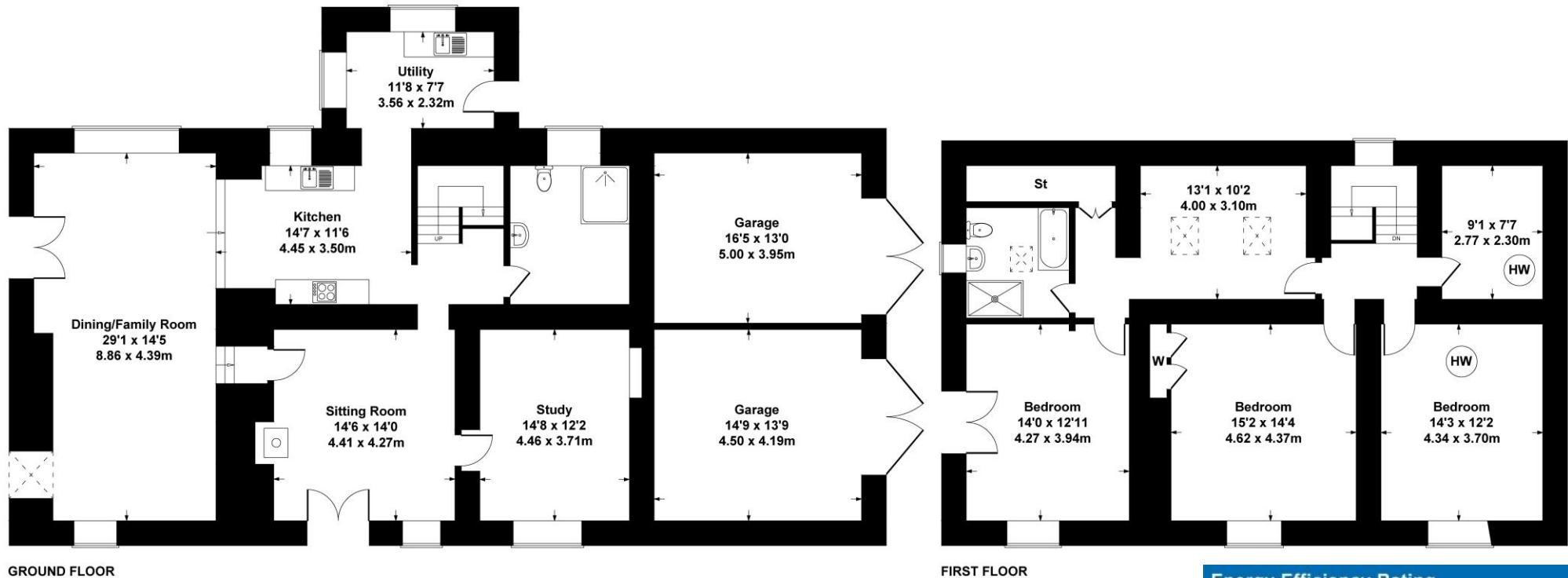
LOCAL PLANNING AUTHORITY

Yorkshire Dales National Park, Yoredale, Bainbridge, Leyburn, DL8 3EL. Tel: 01969 652300



Spion Kop

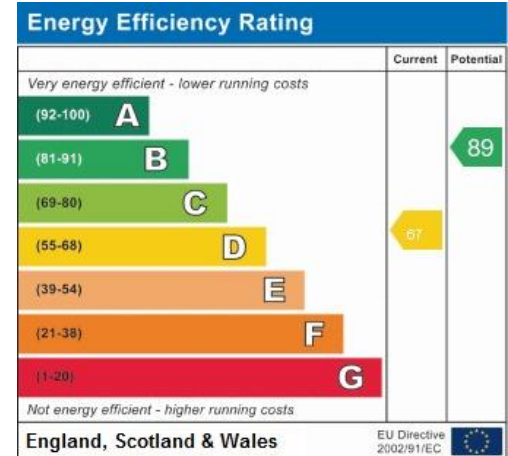
Approximate gross internal area 254 sq m - 2734 sq ft
(Excluding Garages)



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. 2021



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