



# Bank Heads West

Low Row, Richmond, North Yorkshire, DL11 6NJ



Robin Jessop

# A Stunning Traditional Grade II Listed House With Outbuildings, Garage And Landscaped Gardens

- Historic Detached House
- Four Bedroomed Accommodation
- Outbuilding with Potential
- Workshop & Double Garage
- Elevated Position
- Quiet Rural Location
- Guide Price: £595,000

## SITUATION

Gunnerside ¾ mile, Low Row 4 miles, Reeth 8 miles, Richmond 16 miles (all distances are approximate). Gunnerside is the nearest village to the property and has a thriving community. Together they bought the local pub within the village, there is a primary school and a cafe. It is a popular spot for walkers and cyclists. Further afield the village of Reeth has a medical centre, a Post Office and convenience store, churches, weekly market, primary school and pubs and cafes.

## DESCRIPTION

Bank Heads West is an impressive Grade II listed house which was built in 1750 by James Garth, a local landowner. It features in "A Dales History", a well renowned book detailing the local history of the area. The house sits in an elevated position overlooking the valley of Swaledale and benefits from stunning views with beautiful surroundings. The property has been converted over time and part of the charm of this house is the wealth of original features that are found throughout. These features include the pantry, which has the original stone shelves, a stone turning staircase, beamed ceilings, and an outside two-seater toilet.

Upon entering the property, the welcoming reception hall and bootroom leads to the living accommodation. On one side of the property you will find a sitting room, snug, utility and pantry, a staircase to three bedrooms and a family bathroom. On the other side, a converted Byre, you will find the kitchen and master bedroom with ensuite.



Both living rooms are a good size, light and airy. The sitting room has an impressive stone fireplace with wood burner and ingressed wooden mantle, beamed ceilings and a window seat overlooking the garden. The snug is similar in style with the addition of a cast iron range and a bespoke bookcase spanning the length and width of one wall. Both rooms have the original timber doors and architraves.

The kitchen is split level and open plan giving a spacious feel. The lower level is the reception hall and bootroom which leads to the rear of the property, together with the staircase to the master bedroom. Steps provide access to the upper level which leads to the generous farmhouse kitchen. The kitchen has a good range of oak units, a dishwasher, dual fuel range style cooker, space for additional appliances and a family sized dining table.

The pantry and utility have been located in what would have been the dairy. The pantry has original cold slabs and shelving, ideal for storage. The utility has space for laundry appliances, a walk-in shower, and a door to the outside. Both rooms have timber and beamed ceilings.

On the first floor the master bedroom is a substantial size, with ensuite bathroom. The bedroom has beamed ceilings and large windows to flood the room with light. The room is large enough to have a sitting area and has built in wardrobes. The ensuite is off the main room and comprises of a four-piece suite.

The three further bedrooms comprise of two doubles and one single room, each with its own character. The largest of these bedrooms has a timber floor and fitted wardrobes, the second can accommodate two single beds or a double, with space for freestanding bedroom furniture. The single room has the versatility to become a home office if working from home. The family bathroom has a modern suite.

Outside, the property is accessed via a sloping driveway which leads to a gravelled parking area. In addition, an extension has been added to the existing coach house to provide a workshop, with work bench, power and light, and a double garage with independent doors. The coach house is used for dry storage and the separate stable retains the original stalls. The two seated outside toilet is in a separate building. A further coal and wood shed is attached to the house and is also the location for the oil central heating boiler.



The gardens are split on two different levels. To the front the gardens are full of a variety of shrubs, ferns and plants with a lawned area. There are two original water troughs that are fed from a spring. A flagged path winds down the hill, amongst the flora to the front of the property and a further path leads to the rear of the house.

At the rear the views are spectacular. A purpose-built patio provides the perfect spot to sit and relax, and is surrounded by lawns and a low-level dry-stone wall.

#### 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.

#### 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.

[///fear.perfume.sideboard](#)

#### BOUNDARIES

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

#### TENURE

Freehold with vacant possession.

#### FIXTURES & FITTINGS

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

#### COUNCIL TAX

Band G.

#### SERVICES

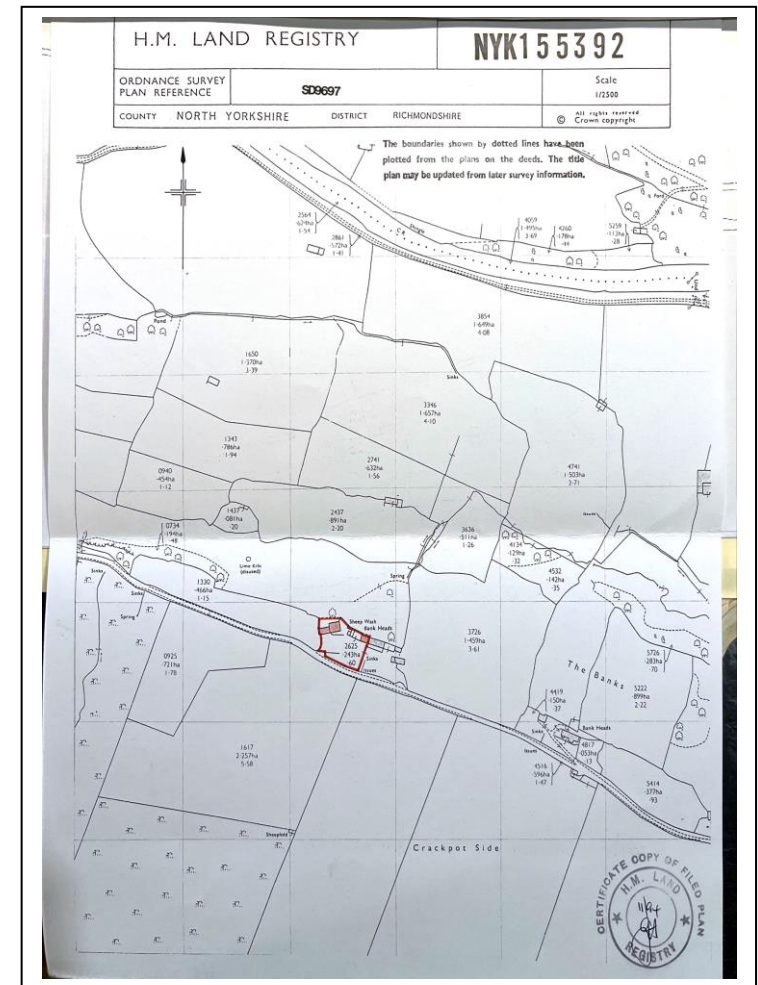
Mains electricity. Spring fed water supply. Drainage into a septic tank. Oil fired central heating.

#### BROADBAND

Broadband connection available.

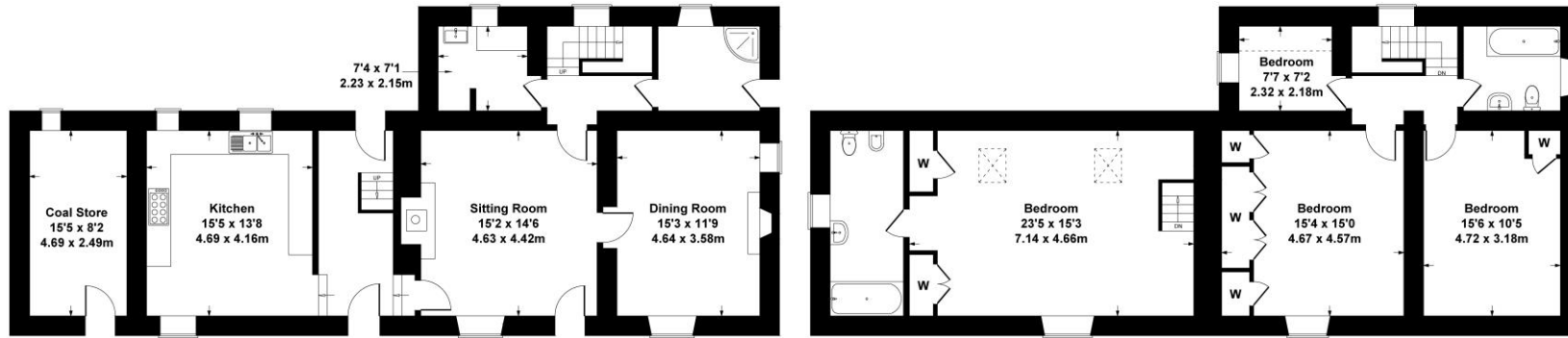
#### LOCAL AUTHORITY

Richmondshire District Council, Mercury House, Station Road, Richmond, North Yorkshire, DL10 4JX. Tel: 01748 829100.



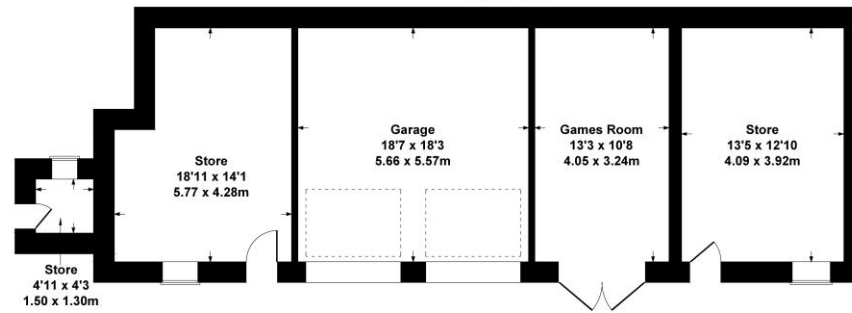
# Bank Heads West

Approximate gross internal area  
 House 212 sq m - 2282 sq ft  
 Outbuilding 99 sq m - 1066 sq ft  
 Total 311 sq m - 3348 sq ft



GROUND FLOOR

FIRST FLOOR



OUTBUILDING

**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. 2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		91
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		30
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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