J.R. HOPPER & Co. Est. 1886



REETH • DL11 6TX

The Laurels

Guide Price £560,000 - £625,000 | 6 | D

AT A GLANCE

- Priced to Sell in the Current Market
- Substantial Grade II Listed Six-bedroom Georgian Home
- Flexible 4 + 2 Bedroom Accommodation
- Self-contained Two-bedroom Top Floor Flat with Separate Access
- Garage, Out-Buildings, Gardens & Parking for up to Six Vehicles
- Extensive Roof & Building Improvements
- Established Home and Income Potential
- Superb Views in the Heart of Reeth
- Chain Free

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THE PROPERTY

Priced to Sell in the Current Market

Priced to sell in the current market, The Laurels is an impressive Grade II Listed Georgian residence occupying a prominent position in the heart of Reeth, with superb open views across this highly sought-after Swaledale village.

Offering substantial and versatile accommodation arranged over three floors, this remarkable six-bedroom home can be enjoyed as one generously proportioned residence or configured as a four-bedroom main house alongside a self-contained two-bedroom apartment. Combining elegant period character with exceptional flexibility, it presents an exciting opportunity for family living, multi-generational households, home working or potential income generation.

The ground floor offers an exceptional range of living space, beginning with a welcoming entrance porch featuring striking stained-glass detail and leading into a characterful central hallway. The beautifully proportioned reception rooms include a formal dining room and spacious living room, both with bay windows framing stunning views across the surrounding hills. An additional sitting room features a wood-burning stove and opens into a bright sunroom, creating a wonderful space for relaxing or entertaining. The well-appointed kitchen includes integrated appliances and a breakfast bar, complemented by a separate utility room.

Further enhancing the flexibility of the ground floor is a study/home office, an additional bedroom and a separate bathroom. These spaces offer excellent versatility for home working, guests or those seeking more accessible accommodation within the main house.

To the first floor are three generous double bedrooms, all enjoying attractive outlooks and benefiting from their own en-suite shower rooms.

The second floor forms a superb self-contained two-bedroom apartment, providing an excellent option for extended family, independent living, guests or potential holiday letting. Benefiting from its own private external access while remaining connected to the main house if desired, the apartment offers considerable flexibility and could allow the property to be enjoyed as a four-bedroom main residence with separate two-bedroom accommodation. The apartment comprises a comfortable living room, fitted kitchen/diner, bathroom and two additional double bedrooms, all enjoying charming views across the village green or surrounding hills.

The property benefits from oil central heating throughout the ground and first floors, while the top-floor apartment is heated by electric radiators, with an immersion heater providing hot water.

Externally, The Laurels is further enhanced by attractive gardens, offering space to enjoy the beautiful surroundings, together with garages, outbuildings and ample off-street parking for up to six vehicles. This is a particularly valuable feature in such a desirable village location. The garaging and parking are conveniently situated adjacent to the house, as illustrated in the aerial photograph.

With its substantial accommodation, wealth of period features and flexible layout, The Laurels offers far more than a traditional six-bedroom house. Whether sought as an impressive family home, a multi-generational residence or a property offering the potential to combine home and income, it presents a rare opportunity to acquire a distinguished Georgian property in the heart of one of the Yorkshire Dales' most picturesque and sought-after villages.

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GALLERY

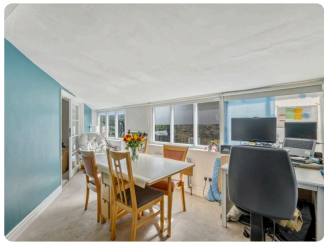
Every room, inside and out

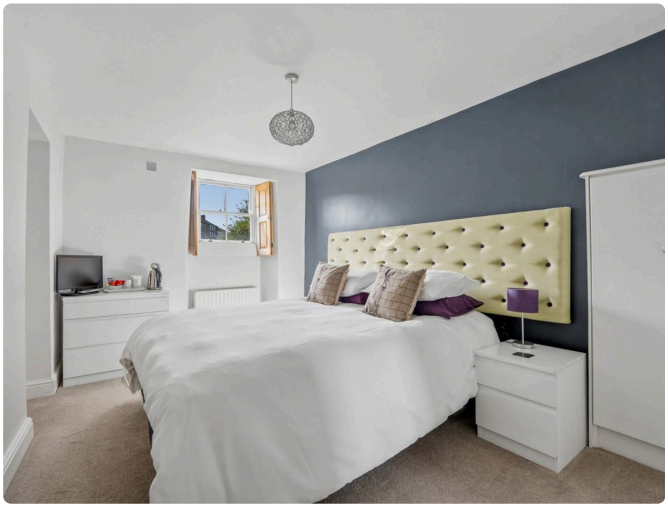










Produced 25 October 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy of all information.

GALLERY

























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THE ACCOMMODATION

A room-by-room schedule

Set out floor by floor, as a plan would read it — from the entrance hall through to the gardens beyond.

01 GROUND FLOOR

Entrance Porch

Wooden flooring. Beautiful stained glass windows and door to hallway.

Hallway

Wooden floorboards. Radiator. Understairs cupboard.

Dining Room

Wooden floorboards. Radiator. Ceiling beam. Wooden fire surround with tiled fireplace. Woodburning stove. Large bay window with beautiful views to the hills beyond.

Kitchen

Well appointed kitchen. Tiled flooring. Good range of wall and base units. Integrated dishwasher. Integrated fridge freezer Sunken sink in marble worktop. Breakfast bar. 2 Frosted windows to side. Door to front.

Utility Room / Boot Room

Ideal utility. Tiled flooring. Radiator. Plumbing for washing machine. Space for dryer. Oil fired central heating boiler. Electric consumer unit. Hanging rails. Door to side. Door leading back to hallway.

Living Room

Wooden floorboards. Radiator. Niche alcoves. Open fire with wooden fire surround. Large bay window to front with views to the hills beyond.

Study/Office

Laminate wood flooring. Radiator. Lightbox. Door leading to rear hall.

Rear Hallway

Laminate wooden flooring. Radiator. Built in cupboards.

Sitting Room

Lovely light room. Fitted carpet. Radiator. Coved ceiling. Wooden fire surround. Wood burning stove on flagged hearth. Glass door to front with views to hill beyond. Double doors to sun room.

Sun Room

Bright sunroom. Fitted carpet. Radiator. Windows with views to hills. Open to rear hall. Windows to sitting room.

Bedroom 6

Double bedroom. Fitted carpet. Radiator. Window to side. Windows to sun room.

Bathroom

Tiled flooring. Heated towel rail. Mirror with lights. Partially tiled walls. Bath with shower over. WC. Washbasin. Frosted windows to rear hall.

02 FIRST FLOOR

Stairs & Landing

Fitted carpet. Beautiful stained glass window on turned staircase. Laundry storage cupboard. Lockable door to second floor.

Bedroom 1

Large double bedroom. Fitted carpet. 2 Radiators. 2 Windows with window seats and shutters. Fabulous views to the hills. Ensuite Tiled flooring. Tiled walls. Heated towel rail. Shower cubicle. WC. Washbasin. Mirror with lights.

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02 FIRST FLOOR

Bedroom 2

Good double bedroom. Fitted carpet. Radiator. Cast iron fireplace. Window with shutters and window seat. Fabulous views to the hills. Ensuite Tiled flooring. Heated towel rail. Mirror with lights. Shower cubicle. Washbasin. WC.

Bedroom 3

Double bedroom. Fitted carpet, Radiator. Built in shelves. Window to side. Ensuite Tiled flooring. Heated towel rail. Shower cubicle. Washbasin. WC. Mirror with lights.

03 SECOND FLOOR

Stairs & Landing

Fitted carpet. Electric radiator. Ceiling beams. Loft hatch. Door to rear for private access, if separating this accommodation from the house.

Living Room

Currently configured as a living room, though would make an ideal bedroom. Fitted carpet. Electric radiator. Cast iron open fireplace with tiled hearth. Window to side looking towards village green. Window to front with views to hills.

Bedroom 4

Double bedroom. Fitted carpet. Electric radiator. Ceiling beams. Window to front with fantastic views.

Bedroom 5

Good double bedroom. Fitted carpet. Electric radiator. Ceiling beam. Built in cupboards. Window to front with views to hills.

Kitchen/Diner

Laminate wooden flooring. Electric radiator. Ceiling beams. Decorative fire surround. Range of wall and base units. Partially tiled walls. Stainless steel 1 & 1/2 bowl sink and drainer. Plumbing for washing machine. Space for cooker. Extractor fan. Window to side looking up towards village green.

Bathroom

Vinyl flooring. Heated towel rail. Bath with electric shower over. WC. Washbasin. Frosted window to rear.

04 OUTSIDE

Front

Stone steps up to a South facing patio garden with wrought iron gate and railings with stone wall. Well established shrubs, lawn and path to the front door. Fabulous views to the hills in the distance.

Parking

Detached gravelled driveway opposite the property providing ample parking for several vehicles.

Garden

Fabulous detached garden situated opposite the property. Mainly laid to lawn with mature plants, shrubs, fruit trees and vegetable patch. Green house.

Garage

Located opposite the property

Outbuilding

Located opposite the property.

THE ACCOMMODATION

05 AGENTS NOTES

Material Information

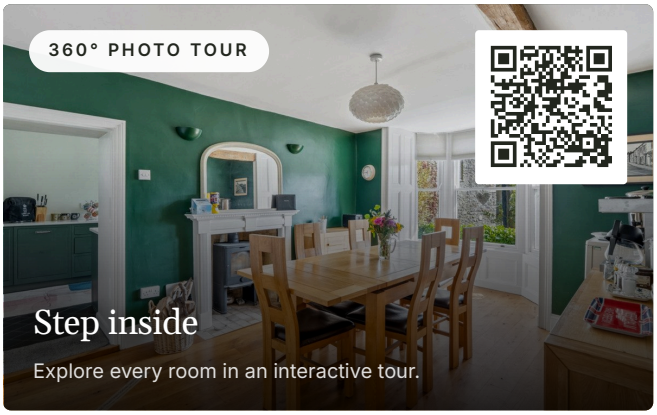
Heating | Oil-fired central heating. Boiler and oil tank installed in 2012. Windows | Planning permission has been granted for the replacement of the existing windows with double-glazed windows. Flood Risk | Low, with no known history of flooding. Broadband | Basic 19 Mbps | Superfast 80 Mbps Conservation Area | The property is situated within the Reeth Conservation Area.

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ONLINE ONLY

There's more on the website

Tours, video and paperwork don't fit on paper. Point your phone's camera at a code — or tap it, if you're reading this on a screen.



DOCUMENTS & LINKS

EPC - 9th June 2026
PDF · 0.10 MB

The Laurels Overview
PDF · 0.09 MB

REQUEST THE VIDEO VIEWING

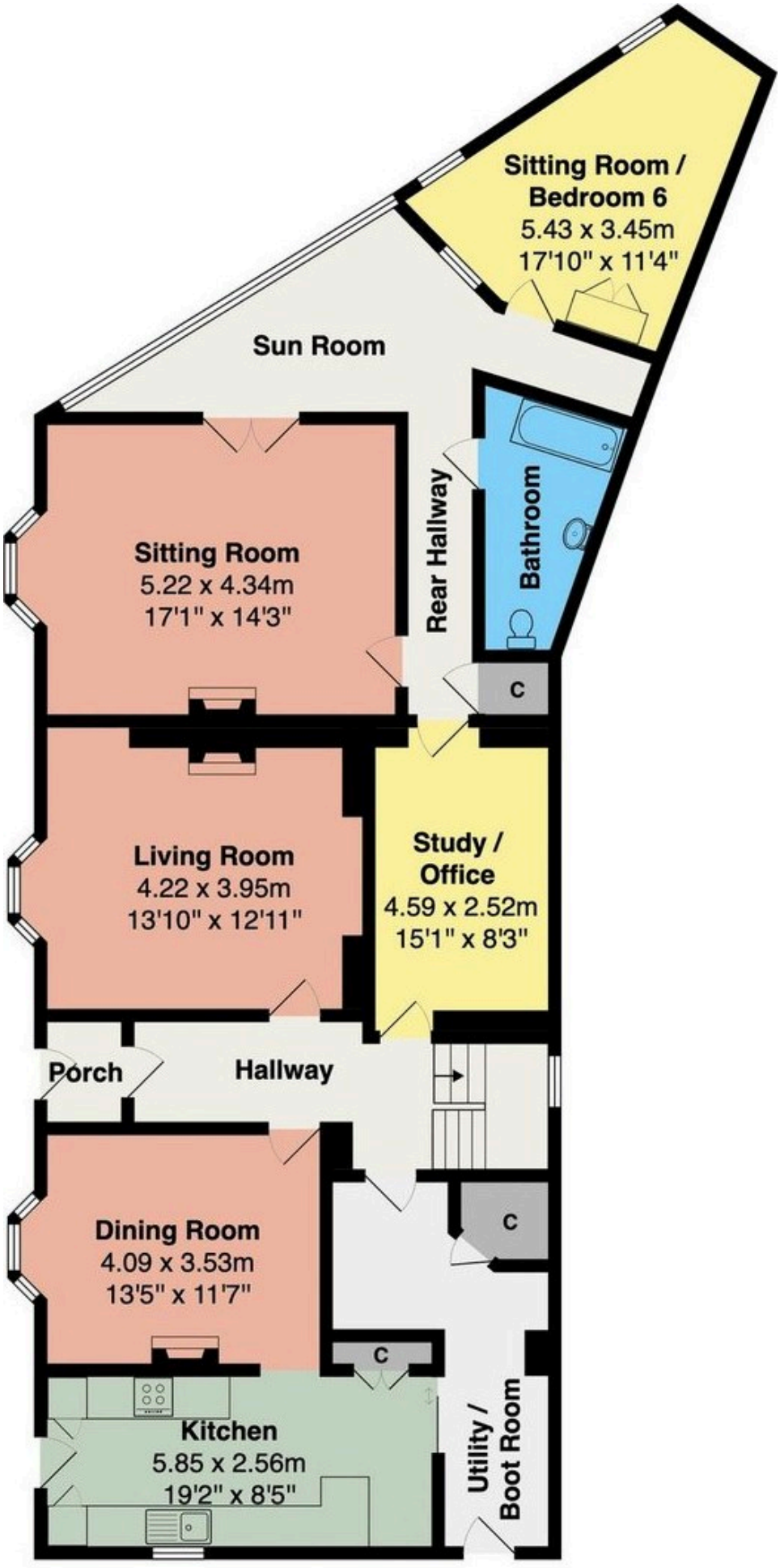
Interest piqued? Here's what's next.

Photographs got you this far — we picked them so they would. Our private video viewings take you further: one of our viewers will walk and talk you through The Laurels properly, inside and out, room by room, pointing out every feature and every issue as they go.

Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.

ASK FOR THE VIDEO VIEWING

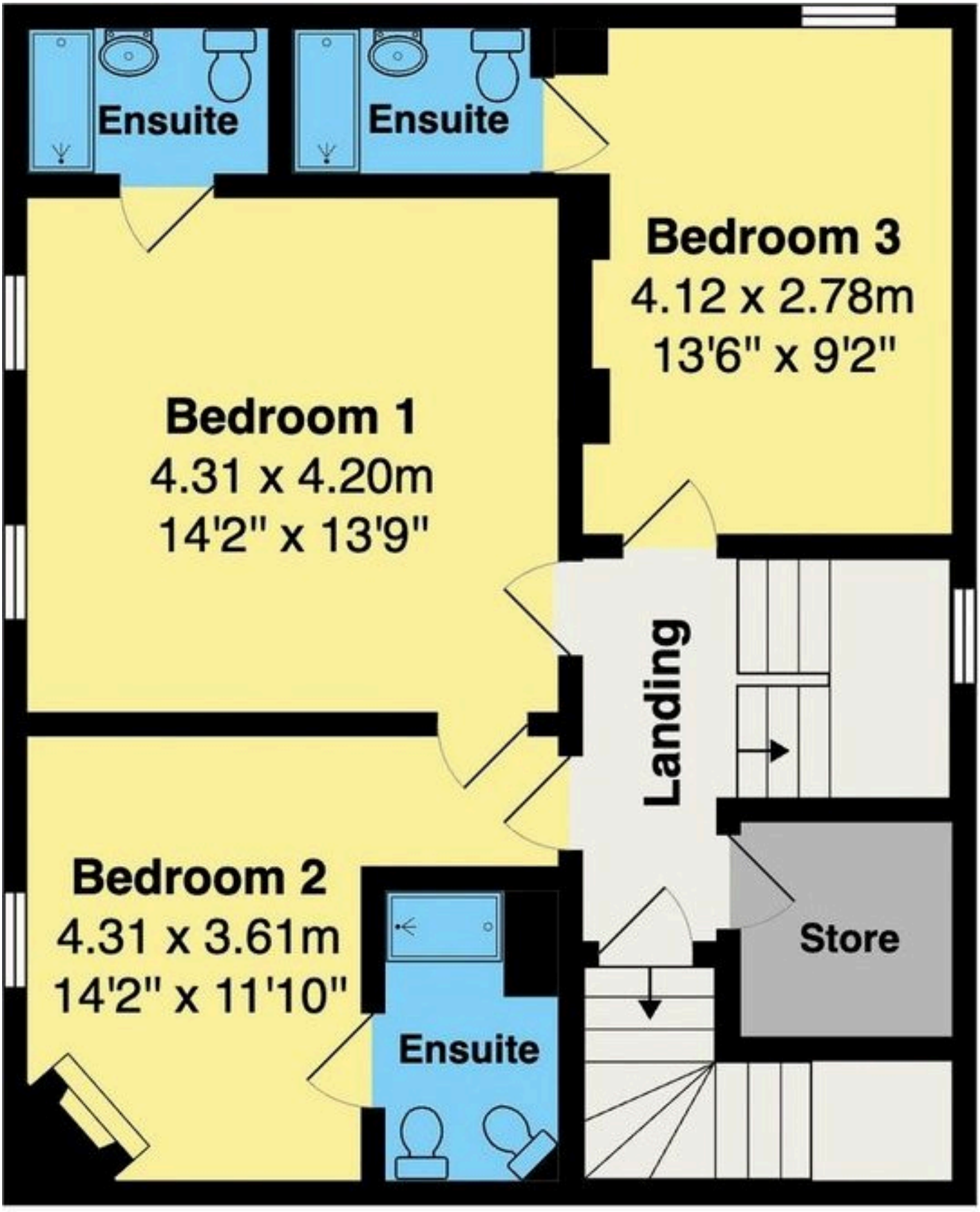
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Ground Floor

Area: 160.4 m² ... 1726 ft²

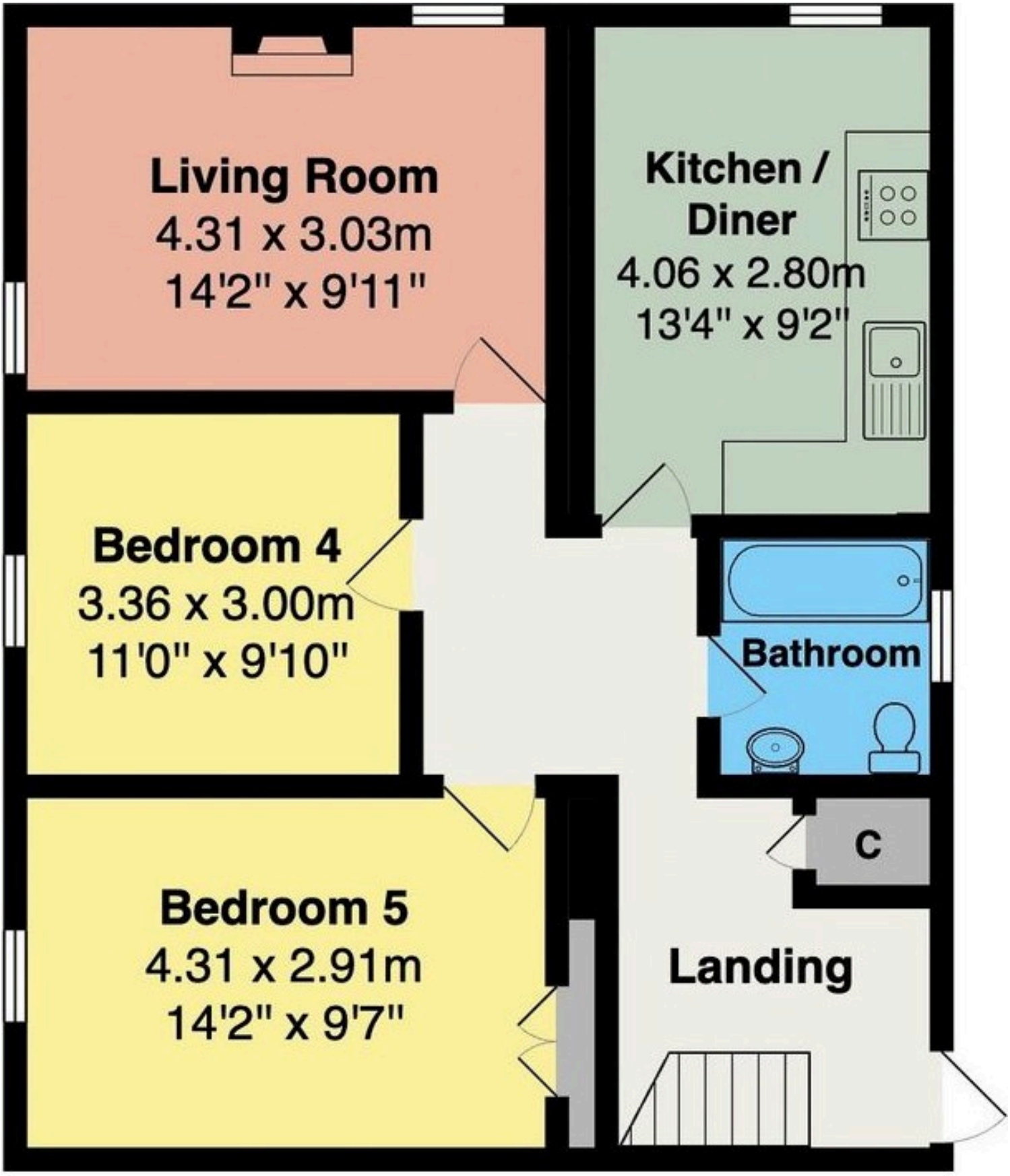
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First Floor

Area: 70.3 m² ... 757 ft²

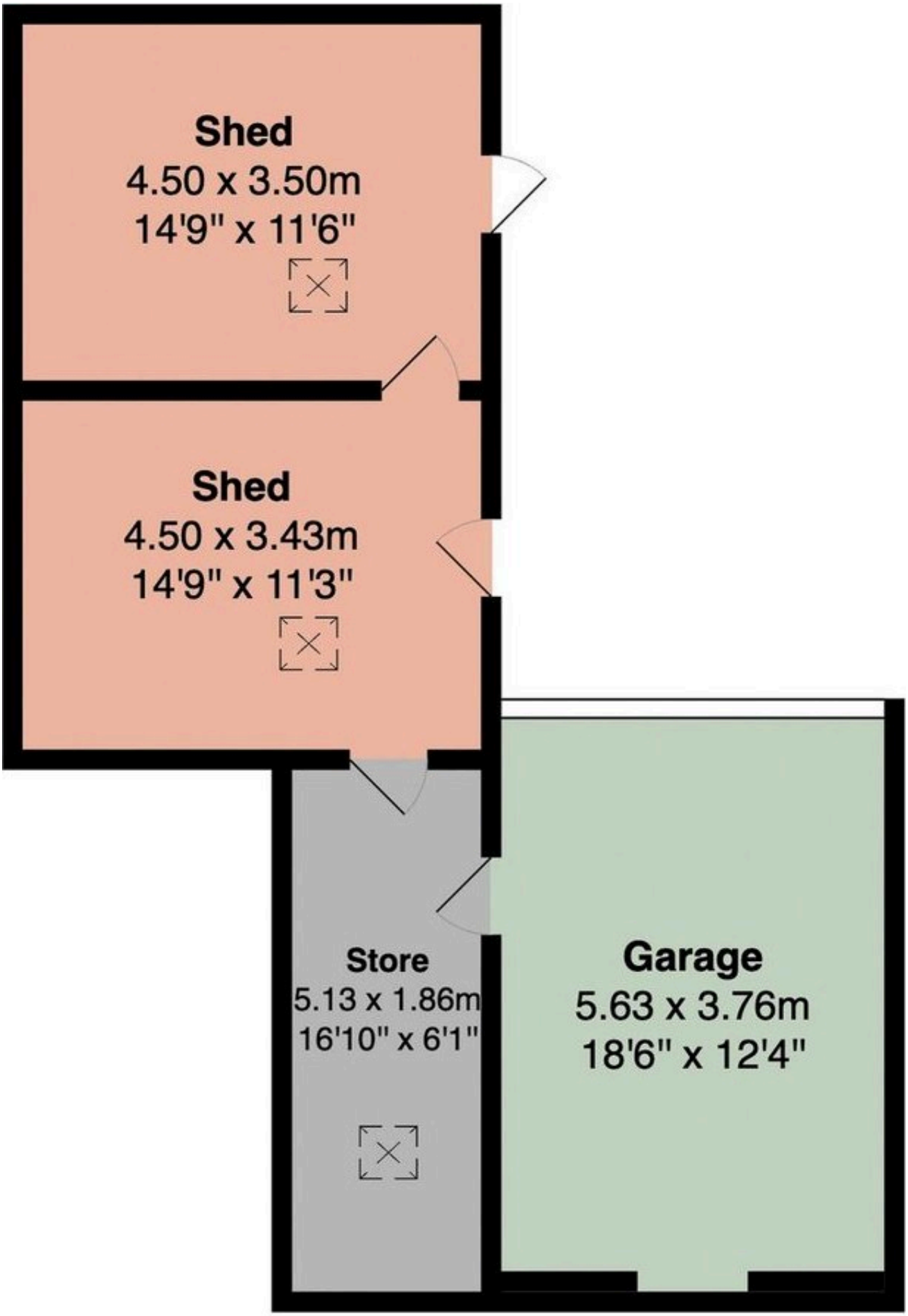
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Second Floor Flat

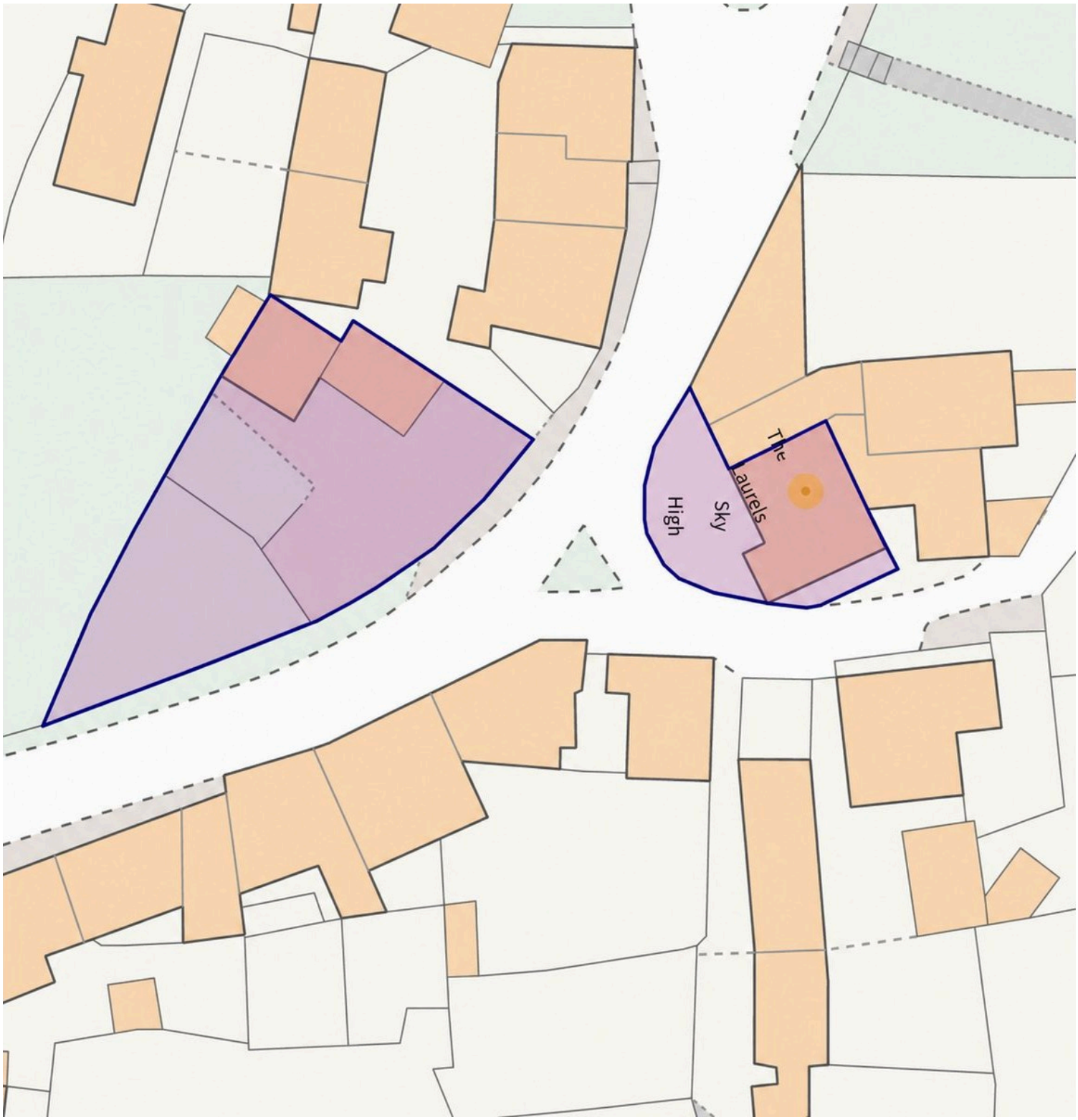
Area: 70.2 m² ... 756 ft²

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Outbuilding

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