



Hill House Cottage Arkengarthdale Road, Reeth, Richmond, DL11 6QT
Asking price £315,000



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In the charming village of Reeth, this period detached cottage offers a perfect blend of traditional character and modern comfort. With three spacious bedrooms, this home provides ample accommodation for families or those seeking extra space. The property is sold with no onward chain.

The cottage is elevated, allowing for stunning views over the village and the picturesque countryside beyond. This scenic backdrop enhances the tranquil atmosphere, making it an ideal retreat from the hustle and bustle of everyday life. The generous living areas are designed to be both inviting and functional, ensuring that every corner of the home is utilised to its fullest potential.

One of the standout features of this property is the enclosed private rear courtyard garden. This outdoor space not only offers a peaceful spot to relax and unwind but also boasts lovely views, making it perfect for al fresco dining or enjoying a morning coffee in the sun.

GLAZED ENTRANCE PORCH 4.80 x 1.78 (15'8" x 5'10")

A lovely glazed entrance porch with views over the village, stone flagged floor and two wall lights. A door leads into the store room and steps lead up to the front door and into the lounge.

LOUNGE 3.83 x 3.77 (12'6" x 12'4")

With a window to the front, open grate fire with a carved fireplace and marble inset, beamed ceiling, central heating radiator, Doors lead into the dining room and the inner hallway.

DINING ROOM 3.77 x 3.77 (12'4" x 12'4")

With a window to the front, tiled fireplace with an open grate fire, beamed ceiling and a central heating radiator. Walk through to the kitchen.

KITCHEN 3.84m x 1.83m (12'7" x 6'0")

With a range of wooden wall, base and drawer units with worktops, stainless steel sink unit with a mixer tap over, electric cooker point, under stairs store cupboard, central heating radiator, double glazed window to the rear. Doors into the garden room and inner hallway.

GARDEN ROOM 3.12 x 2.82 (10'2" x 9'3")

With a glazed roof, power and lighting, a door leads into the utility / store room and a UPVC double glazed door leading out to the private and enclosed side courtyard.

UTILITY / WORKSHOP 3.27m x 2.92m (10'8" x 9'6")

With original stone flagged floor, Belfast sink with hot and cold water, plumbing for a washing machine, UPVC double glazed door leading out to the front of the property and a door leading into the downstairs w.c.

W.C 1.68 x 0.98 (5'6" x 3'2")

High level w.c and a window to the rear.

INNER HALLWAY

With staircase leading to the first floor and door into the boot / boiler room.

BOOT / BOILER ROOM 2.20 x 1.86 (7'2" x 6'1")

A useful boot room with the oil central heating boiler and a window to the rear.

FIRST FLOOR

LANDING

With a window to the rear, doors lead into the bedrooms and bathroom.

BEDROOM 1 3.77 x 3.67 (12'4" x 12'0")

With a double glazed window to the front with views over the village and a central heating radiator.

BEDROOM 2 3.79 x 3.74 (12'5" x 12'3")

A double bedroom with a cast iron fireplace, central heating radiator, exposed floorboards and a double glazed window with views over the village.

BEDROOM 3 3.77 x 1.83 (12'4" x 6'0")

With a double glazed window to the rear and a central heating radiator.

BATHROOM 2.24 x 1.87 (7'4" x 6'1")

Having a panelled bath, wash hand basin, w.c, exposed floorboards, airing cupboard housing the hot water tank, central heating radiator and double glazed window to the rear.

EXTERNALLY

To the front of the property there is a flagged courtyard with iron gate leading out to the village green. There is an external light.

To the rear of the property there is an enclosed garden backing onto open countryside with far reaching views. There is a flagged patio area and a garden shed.

There is an additional sun trap courtyard to the side of the property off the garden room.

STORE ROOM 2.54 x 2.38 (8'3" x 7'9")

The stone built store room can be accessed from the rear garden and also from the glazed entrance porch. Having power and shelving. A door leads into the coal house which also has doors to the front and the rear.

RIGHT OF WAY TO FRONT OF PROPERTY

There is parking for one vehicle in front of the utility / workshop.

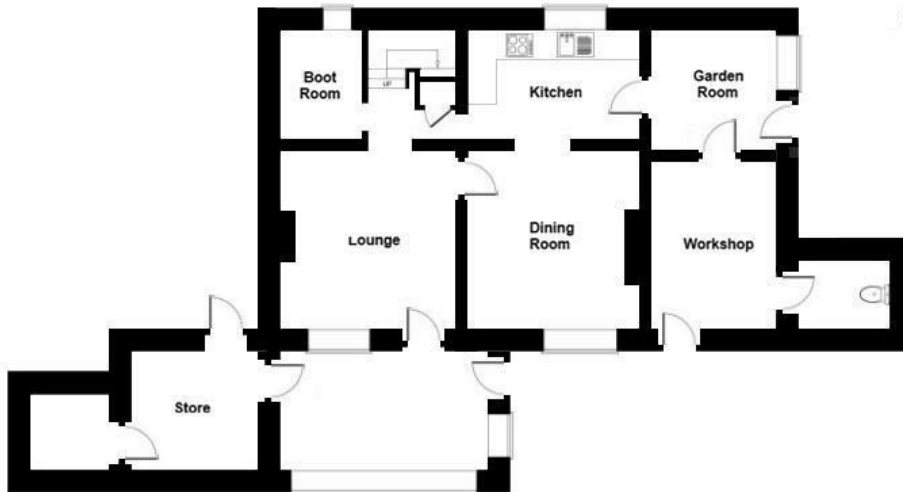
NOTES

* FREEHOLD

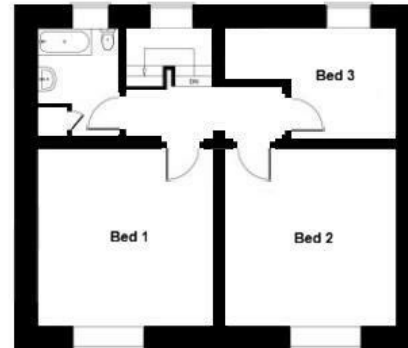
* COUNCIL TAX BAND E



ASKING PRICE £315,000



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY



FIRST FLOOR

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	37	
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC 

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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