



Chetwynd Reeth, Richmond, DL11 6TX
Offers over £280,000



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Offered for sale with no onward chain, this delightful family home has been cherished by the same family since 1926, offering a unique sense of history and warmth.

As you approach the property, you are greeted by a lovely flagged cottage garden at the front, which provides spectacular views of the Swaledale Valley allowing you to fully appreciate the beauty of your surroundings.

Inside, the home boasts three bedrooms, the layout is designed to accommodate the needs of a modern family while retaining a sense of traditional charm. The property also features a large workshop / store room, perfect for hobbies or additional storage. Having efficient heat reflective double glazing, maximum recommended loft insulation and also features a large workshop/store, perfect for hobbies or additional storage.

Situated just off the village green, this home offers a peaceful retreat while still being close to local amenities and community life. Reeth is known for its picturesque landscapes and friendly atmosphere, making it an ideal location for families and individuals alike.

HALLWAY

With a wooden part glazed entrance door, staircase leading to the first floor and an electric wall radiator. Doors lead into the lounge and the kitchen / dining room.

LOUNGE 4.14m x 3.72m (13'6" x 12'2")

Having double glazed windows to the front with views to the Swaledale Valley. Wooden fire surround with an electric fire, electric radiator, exposed ceiling beam, coving and a tv aerial point.

KITCHEN / DINING ROOM 4.23m x 3.52m (13'10" x 11'6")

A bright and airy room with double glazed windows to the front with lovely views. Having a range of wall, base and drawer units with worktops and tiled splash backs, electric cooker point, one and a half bowl sink unit with mixer tap over, electric radiator, picture rail, cantilever tv bracket and tv point, under the stairs storage cupboard with light, large pantry which is shelved and has a window to the rear and has a light.

FIRST FLOOR

LANDING

With an airing cupboard housing the hot water tank and an electric radiator. Doors lead into the bedrooms, family bathroom and the utility room.

BEDROOM 1. 3.26m x 2.88m (10'8" x 9'5")

With a double glazed window to the front with lovely views, fitted wardrobes with sliding mirrored doors, exposed ceiling beam, electric radiator, loft hatch providing access into the roof void, shower cubicle with an electric shower and ceiling coving.

BEDROOM 2. 4.25m x 2.70m (13'11" x 8'10")

With double glazed windows to the front with views to the Swaledale Valley, and second double glazed window to the side

overlooking Reeth Green. Cast iron fireplace, electric radiator and exposed ceiling beam.

BEDROOM 3. 3.48m x 2.36m widest point (11'5" x 7'8" widest point)

An L shaped room with an exposed ceiling beam, electric radiator and a double glazed window to the front with views to the Swaledale Valley.

FAMILY BATHROOM 3.05m x 1.70m (10'0" x 5'6")

Having a white suite comprising of panelled bath with shower mixer, wash hand basin, w.c, electric radiator, fan heater and a double glazed window with obscured glass.

UTILITY ROOM

Plumbing for a washing machine with worktop over and a stainless steel sink unit. Partially double glazed wooden door leading to the side of the property. Electric radiator and double glazed windows.

EXTERNALLY

To the front of the property there is a South facing enclosed flagged cottage garden with raised borders and fabulous views.

STONE BUILT WORKSHOP/ STORE

Adjacent to the property there is a large workshop / store

NOTES

* FREEHOLD

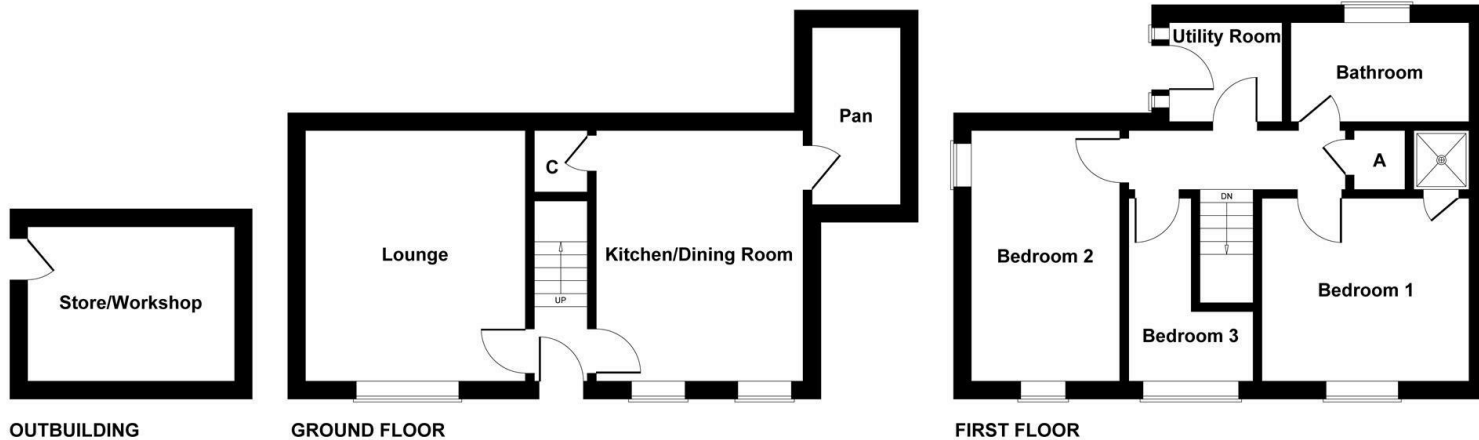
* COUNCIL TAX BAND C

* A comprehensive health check of the electrical systems was carried on 29th May 2026 and a certificate issued confirming that all is satisfactory. Our clients have a copy of the EICR report (valid for 5 years) that they are happy to give you sight of.



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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. 2026

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	27	
(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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