J.R. HOPPER & Co. Est. 1886



REETH • DL11 6TY

West View

Guide Price: £240,000 - £275,000 | 3 | D

AT A GLANCE

- Characterful & Deceptively Spacious Home
- Superb Views Over Village Green & Hills Beyond
- 3 Bedrooms
- Spacious Open-Plan Living & Dining Room
- Well Appointed Kitchen & Separate Utility
- Family Bathroom & Downstairs WC
- Multi-Fuel Stove & Oil Central Heating
- Popular Swaledale Village
- Useful Stone Coal Shed
- Safe On Street Parking

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THE PROPERTY

Characterful & Deceptively Spacious Home

West View is a characterful and deceptively spacious home, ideally situated close to the village green in the heart of the ever-popular and picturesque village of Reeth.

Occupying an enviable position within the beautiful surroundings of Swaledale, this appealing property offers an excellent opportunity to acquire a home in one of the Yorkshire Dales' most sought-after locations.

Reeth is widely regarded as one of the finest villages in the Yorkshire Dales, offering an excellent range of amenities including traditional public houses, independent shops, cafés, restaurants, a primary school, medical facilities and a thriving weekly market. Surrounded by spectacular countryside, the village provides wonderful opportunities for walking and exploring the Dales, with convenient links to the nearby market towns of Richmond and Leyburn, as well as the wider Upper Swaledale area.

The accommodation is arranged over two floors and offers well-proportioned and versatile living space. To the ground floor, there is a well-appointed kitchen, a useful separate utility room, a separate WC and a particularly spacious open-plan living and dining room, providing an excellent space for both everyday living and entertaining. To the first floor, there are three bedrooms and a family bathroom, making the property suitable for a variety of buyers, whether seeking a permanent home, a second home or an investment opportunity.

Further benefits include oil-fired central heating, multifuel stove and double glazing.

Externally, the property benefits from a useful stone coal shed, providing additional storage. There is also ample and convenient safe on-street parking available close to the property.

Combining characterful accommodation, generous living space and an enviable village-centre position, West View represents a wonderful opportunity to acquire a home in the heart of Reeth, with the exceptional scenery and attractions of the Yorkshire Dales quite literally on the doorstep. Early viewing is highly recommended to appreciate the location and accommodation on offer.

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Superb Views Over Village Green & Hills Beyond

J.R. Hopper & Co. is a trading name for J.R. Hopper & Co. (Property Services) Limited Registered: England No. 3438347.
Registered Office: Hall House, Woodhall, DL8 3LB. Directors: L.B. Carlisle, E.J. Carlisle.

GALLERY

Every room, inside and out















Produced 19 November 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.

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

Kitchen

Laminate wooden flooring. Partially tiled walls. Good range of wall and base units. Integrated electric oven and grill. Integrated fridge freezer. Integrated dishwasher. Window to side.

Utility Room

Laminate flooring. Radiator. Plumbing for washing machine. Oil fired central heating boiler.

WC

Laminate flooring. Washbasin in vanity unit. WC.

Open Plan Living & Dining Room

Partial fitted carpet. Partial laminate flooring. 2 Radiators. Multifuel stove.

02 FIRST FLOOR

Stairs & Landing

Fitted carpet. Loft hatch. Window to side.

Bedroom 1

Large double bedroom. Fitted carpet. Radiator. Loft hatch. Windows to front and side with lovely views over village green and to the hills beyond.

Bedroom 2

Double bedroom. Fitted carpet. Radiator. Built in cupboard. Window to side with lovely views over village green and to hills beyond.

Bedroom 3

Single bedroom. Fitted carpet. Radiator. Built in cupboard. Window to side. View to hill over roof tops.

03 OUTSIDE

Coal Shed

Stone built coal shed.

Parking

There is ample, safe on street parking close to the property.

AGENTS NOTES

The property is currently tenanted, so we have included a small selection of photographs taken prior to the current tenancy. Some images have also been enhanced using AI to help protect the tenants' privacy. Every effort has been made to ensure the photographs remain a fair and accurate reflection of the property.

Material Information

Mains electric, water and drains. Oil central heating. Flood risk noted as very low. Broadband: Basic 18 Mbps. Superfast 80 Mbps.

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3 Bedrooms

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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 11th February 2028.pdf

PDF · 0.55 MB

Spacious Open-Plan Living & Dining Room

REQUEST THE VIDEO VIEWING

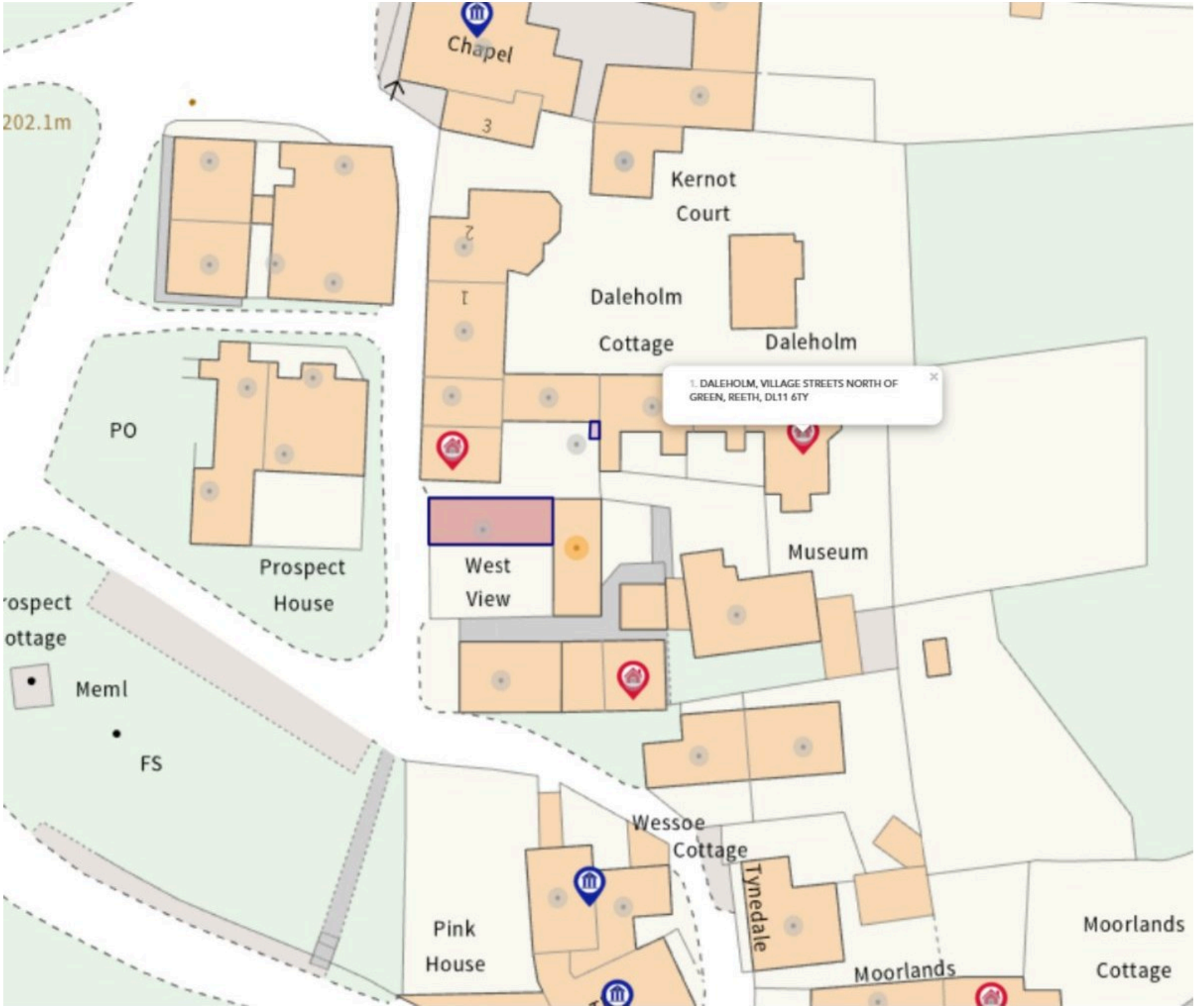
Interest piqued? Here's what's next.

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 West View properly, inside and out, room by room, pointing out every feature and every issue as they go.

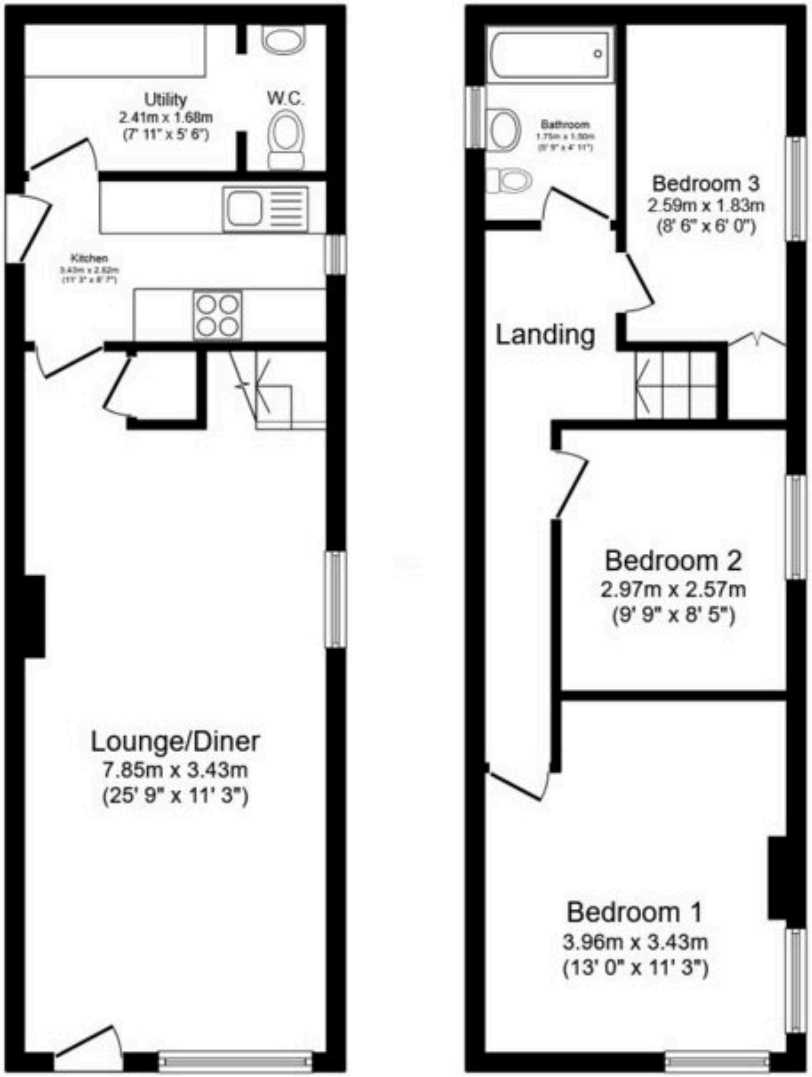
Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.

ASK FOR THE VIDEO VIEWING

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This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, areas, opening and orientations are approximate and do not form any part of any agreement.



Total floor area: 79.8 sq.m. (859 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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