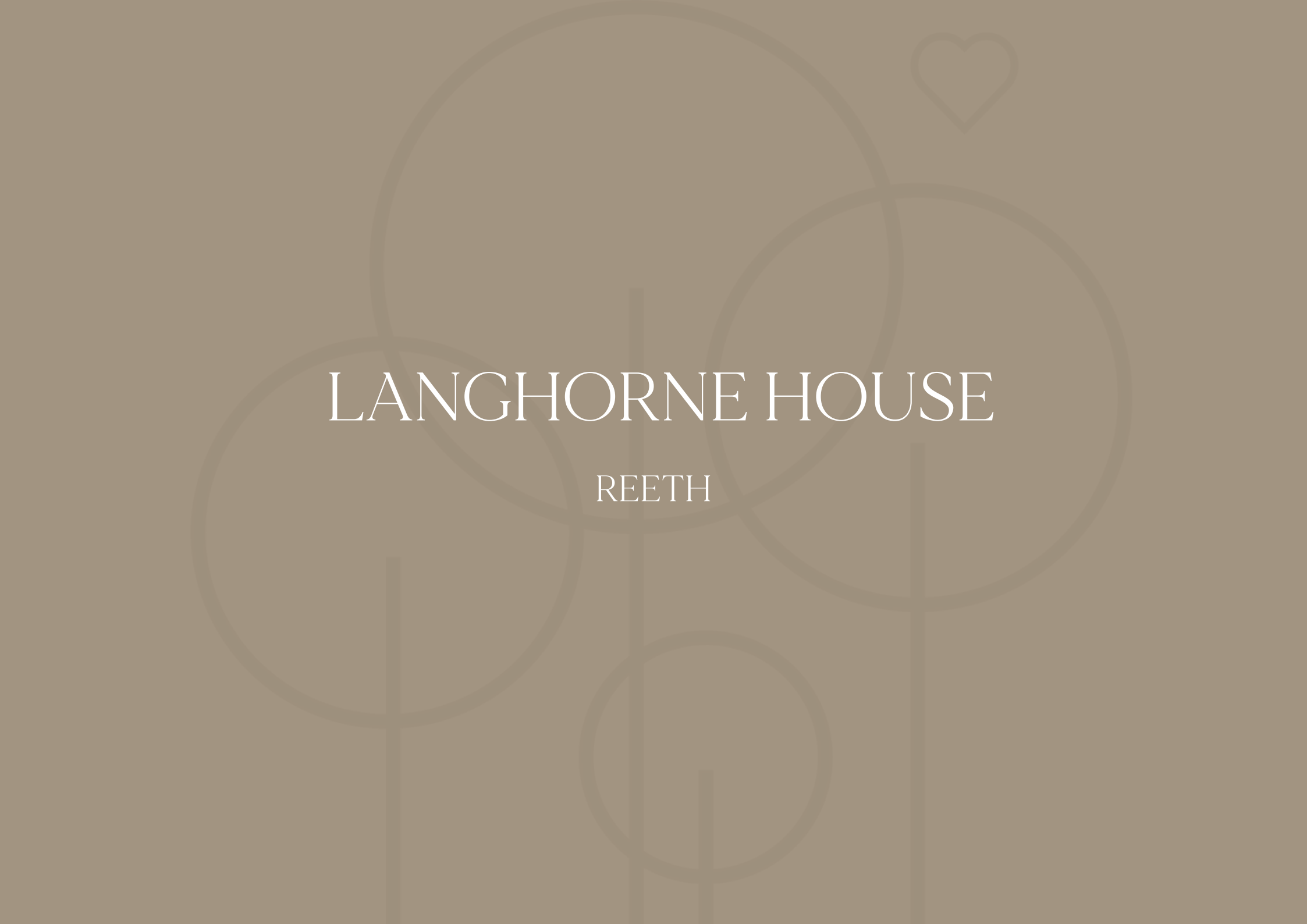


The background features a minimalist, stylized illustration of trees in a muted taupe color. Each tree is composed of a thin vertical line for a trunk and a large circle for the canopy. In the upper right corner, there is a small, simple outline of a heart. The overall aesthetic is clean and modern.

LANGHORNE HOUSE

REETH



LANGHORNE
HOUSE

Reeth, North Yorkshire

Reeth is one of the best-known villages in Swaledale, surrounded by the landscape of the Yorkshire Dales National Park. Langhorne House sits right in the village, making its shops, cafés, pubs and other amenities accessible on foot. The setting is a major part of the appeal. From the front of the house, there are views across the village and towards Fremington Edge, while walks into the surrounding Dales countryside begin virtually from the doorstep.



Welcome home...

Langhorne House is a substantial Grade II listed period home occupying a prominent position in the heart of Reeth, with views across the village and towards Fremington Edge. Offering around 2,058 sq ft of accommodation, its scale, high ceilings and period detailing give the house a real sense of presence. Your home, which was once centre stage in a major film and an Edwardian novel, is now your private space to enjoy. Langhorne House has been variously the Doctors & Vets Surgery over its long history.

The ground floor provides three separate reception rooms, giving plenty of flexibility for everyday living, entertaining, working from home or creating quieter spaces away from the main living areas. The sitting room and living room both sit to the front of the house, where tall windows make the most of the outlook across Reeth. Period fireplaces, decorative detailing and generous ceiling heights are all part of the character here, with the open fire in the main living room adding another traditional feature.







Kitchen/Dining...

The dining room has a very different feel, with a stone-flagged floor and a substantial stone fireplace. It is a particularly good-sized room for a large dining table and connects directly with the kitchen.

The kitchen sits towards the rear of the house and is fitted with muted green cabinetry, granite work surfaces and a Rangemaster cooker. The layout provides a good amount of preparation and storage space while retaining a style that feels appropriate for the age of the property. A door leads directly outside, useful for bringing shopping in or heading straight into the garden.





Upstairs...

Four bedrooms are arranged across the first floor, including three particularly generous rooms. The largest bedroom is an impressive space, with high ceilings, a feature fireplace and three windows across the front of the house. Currently used as an additional sitting room, it would make a substantial principal bedroom with views across Reeth and towards the surrounding landscape.

Two further bedrooms also offer excellent proportions, while the fourth double bedroom sits towards the rear of the house.

There are two bathrooms in total, one on each floor. The first-floor bathroom includes a bath with a shower over, while the ground-floor bathroom provides a further bath.







Outside...

To the rear is a private enclosed walled garden, arranged predominantly for easy maintenance with paved seating areas and established planted borders. It provides a surprisingly private outdoor space given the central village position, with plenty of room for a table and chairs for outdoor dining.



Langhorne House Reeth

Total area: approx. 191.2 sq. metres (2058.0 sq. feet)



LOVE PROPERTY.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for Love Property by Vue3sixty Ltd