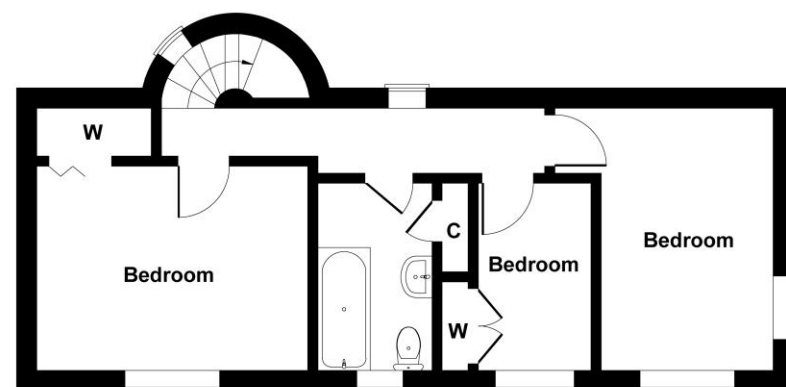
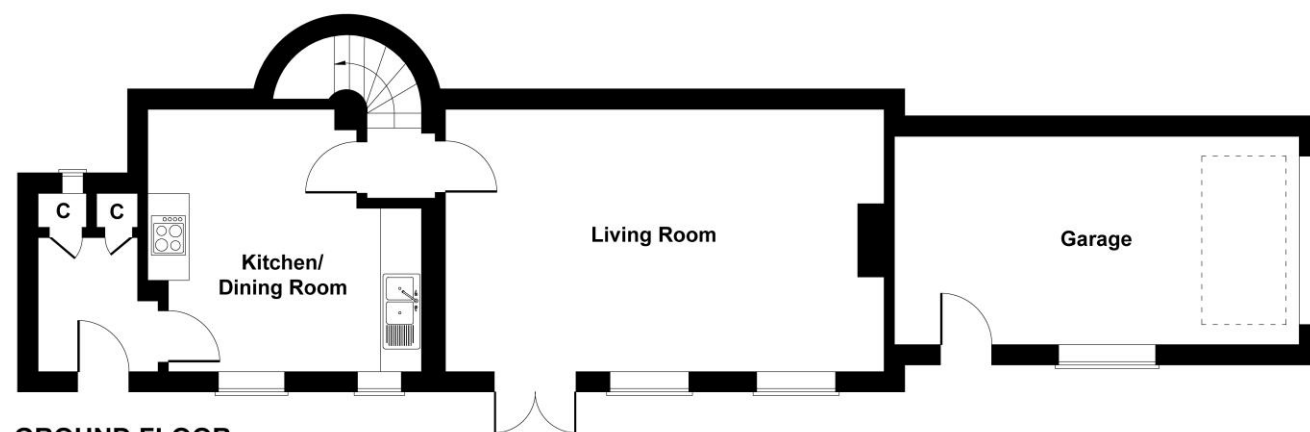


East Brocca Bank, Low Row, DL11 6PR



FIRST FLOOR



GROUND FLOOR

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



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L019 Ravensworth 01670 713330

EAST BROCCA BANK LOW ROW



Commanding a fine elevated setting with stunning views over the Dale, a stone built detached property of character retaining original features and offering generous three bedroom accommodation, spacious living room, garaging, terrace gardens and grassland of approximately 3.5 acres.

LIVING ROOM – KITCHEN/BREAKFAST ROOM – 3 BEDROOMS – BATHROOM/WC – GARAGE – TERRACE GARDEN – GRASSLAND OF APPROX. 3.5 ACRES

ELECTRIC HEATING

DOUBLE GLAZING

Price: £450,000

East Brocca Bank, Low Row, Swaledale, DL11 6PR

The accommodation extends to.....

ENTRANCE HALL:

With panelled entrance door, built-in pantry cupboards, cloaks area and tiled flooring.

LIVING ROOM:

(12'6" x 21') A spacious open living room with glazed entrance double doors, feature ceiling beams, cast-iron stove and tiled flooring.



KITCHEN/BREAKFAST ROOM:

(13'2" x 12'7") Fitted with range of units, worksurfaces, tiled surrounds, plumbing points, power points, built-in oven, recessed shelves, alcove and tiled flooring.



INNER HALL:

Having original curved stone staircase to the first floor.

LANDING:

With window to the rear.

BEDROOM 1:

(12'4" x 8'3" min.) Enjoying fine views over the Dale with exposed timbers and strip wood flooring.



BEDROOM 2:

(12'11" x 9'8") Again with open Dales views, shelved alcove recess and strip wood flooring.



BEDROOM 3:

(5'5" x 8'6") Providing an additional single bedroom with built-in cupboards and strip wood flooring.

BATHROOM/WC:

(5'5" x 8'7") Having panelled bath with shower above and tiled surrounds, wash-hand basin, WC and airing cupboard.



GARAGE:

(19'3" x 10') A good-size attached garage with lights, power points, log store and personal door to the side.

EXTERNAL:

Driveway to the side with additional hardstanding and gate to the grassland.

Well-stocked forecourt gardens with stone-flagged pathways, neat stone walling surrounds and personal gate to the side lane.

Grassland stretching to the front and side in good heart extending to approximately **3.5 acres**.

Finer Information

- **Tenure:** Freehold
- **Services:** Mains electricity and water. Drainage to septic tank.
- **Broadband & Mobile:** Please check the Ofcom website for suppliers available.
- **Council Tax Band:** D
- **EPC Rating:** F
- **Heating:** Electric

