



# Ling Garth

Low Row, Richmond, North Yorkshire, DL11 6PH



Robin Jessop

# AN ATTRACTIVE GRADE II LISTED COUNTRY PROPERTY ENJOYING STUNNING SOUTH FACING VIEWS OF SWALEDALE

- Grade II Listed Country Property
- Four Double Bedrooms
- Well Presented Accommodation
- Substantial Gardens & Grounds
- Detached Studio & Garage with Workshop
- Driveway Parking
- Idyllic Position at the Edge of a Popular Village
- Stunning South Facing Views
- Grass Paddock Also Available by Separate Negotiation
- **Guide Price: £695,000**

## SITUATION

Reeth 3 miles. Leyburn 12 miles. Hawes 13 miles. Richmond 16 miles. A1(M) at Catterick 20 miles. Darlington 26 miles. M6 at Tebay 30 miles. Teesside 39 miles. All distances are approximate.

Ling Garth is situated on the edge of the popular and picturesque village of Low Row just outside of the thriving market town of Reeth. It stands superbly enjoying uninterrupted South facing views across the valley.

It is well placed in relation to the thriving market town of Reeth which has a wide range of amenities and facilities including independent shops, public houses, a primary school, cafes and a village shop with post office. The larger centres of Richmond, and Leyburn have a further range of amenities and the A1(M) and A66 are also within reasonable distance.

## DESCRIPTION

Ling Garth is an attractive and substantial, Grade II Listed country property which stands well on the edge of Low Row in Swaledale. The property enjoys south facing views across the valley and is well presented, offering spacious and flexible accommodation which will suit a number of buyers. The property benefits from having oil fired central heating and retains many character features throughout.



Ling Garth is entered into via a welcoming reception hall which provides access to the rear hall, dining room and drawing room. The dining room features an open fire within a stone surround, ceiling beams and a window to the front with shutters and seat and it leads through into the traditional kitchen diner. The dual aspect kitchen has oak flooring and features a good range of quality fitted units which are complemented by an oil-fired Aga which usefully heats the water. There is a separate larder with shelving that is plumbed for a washing machine and a dishwasher. There is a home office, a boiler room which offers an excellent space for drying jackets and boots, a cloakroom and a hobby room with lots of potential uses that are all accessed via the rear hallway.

Completing the ground floor is the substantial drawing room with an open fire set within a feature fireplace. It has two windows and a glazed door overlooking the gardens with shutters and window seats. There is also a snug room which is currently used for storage and could be used as a ground floor bedroom if required.

The first floor is accessed by either of the two staircases with a total of four bedrooms. The main bedroom is well proportioned and has a dual aspect with stunning views across the valley to the front and a built-in cupboard. There are three further double bedrooms as well as a useful landing with fitted cupboards which could be used as a dressing area. One of the bedrooms has a feature fireplace with Yorkshire Mouseman mantle. There are two bathrooms with the house bathroom usefully having a separate WC.

Externally the property is complemented by generous gardens and grounds which are laid principally to the front enjoying south facing views across the valley. The gardens are very private and laid to lawn with a mix of established borders, trees and shrubs with ample patio areas for enjoying the surroundings. There is an area of garden to the side with established fruit trees and further low maintenance pathways to the rear where there is also a useful log store.

There is a detached stone-built studio which has electricity that would be ideal for someone wanting to work from home and it also offers potential for use as ancillary accommodation (subject to obtaining the necessary consents). There is a detached garage with a large workshop to the rear also with water and electricity. There is also off-road parking for 2/3 vehicles.

Additionally, there is a small grass paddock available by separate negotiation which offers amenity potential. This adjoins the property and extends to 0.61 acre and is laid to grass with a block-built shelter, dry stone walled boundaries and has access off the public highway.



## GENERAL REMARKS & STIPULATIONS

### VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950

### OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

### MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser, it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

### METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

### BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

### WHAT3WORDS

///cosmic.chase.modes

### FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

### TENURE

Freehold with vacant possession.

### COUNCIL TAX

Band G.

### SERVICES

Mains electricity. Mains water. Drainage to a package treatment plant. Oil fired central heating. Broadband connection available.

### LOCAL AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD

### LOCAL PLANNING AUTHORITY

Yorkshire Dales National Park Authority, Yoredale, Bainbridge, Leyburn, North Yorkshire, DL8 3EL. Tel: 01969 652300



**Ling Garth, Low Row**  
 Approximate gross internal area  
 House 291 sq m - 3132 sq ft  
 Outbuilding 97 sq m - 1044 sq ft  
 Total 388 sq m - 4176 sq ft



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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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