



LOW SEAL HOUSE

Arkengarthdale, Richmond, North Yorkshire



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ARKENGARTHDALE, RICHMOND, NORTH YORKSHIRE, DL11 6RP

SET IN AN ELEVATED, RURAL POSITION WITH OUTSTANDING VIEWS, LOW SEAL HOUSE IS A HANDSOME AND CHARACTERFUL DETACHED PROPERTY OFFERING SUBSTANTIAL FIVE BEDROOM ACCOMMODATION WITH A SELF-CONTAINED ONE BEDROOM ANNEXE AND AN IMPRESSIVE RANGE OF TRADITIONAL STONE BARNES

Low Seal House Accommodation

Welcoming Entrance Hall • Open-Plan Kitchen and Breakfast Room • Pantry
Living Room with Fireplace • Dining Room • Ground Floor Cloakroom and W.C.
Utility • Boot Room • Five Bedrooms • Two Bathrooms • Two Staircases

Low Seal Annexe Accommodation

First Floor Open-Plan Living • Dining and Kitchen
Ground Floor Bedroom and Shower Room

Externally

Gated Gravelled Driveway • Gardens and Terrace with Exceptional Views
Range of Traditional Stone Barns



GSC GRAYS

PROPERTY • ESTATES • LAND

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Situation and Amenities

Arkengarthdale is situated in the heart of the Yorkshire Dales National Park, an area well known for its beautiful and dramatic scenery, rich in wildlife and offering a wealth of recreational and sporting activities. Within close proximity is the CB Inn (pub, restaurant and hotel), whilst nearby Langthwaite is home to The Red Lion Inn and St. Mary's Church.

Located approximately 3.5 miles away, the market town of Reeth in Swaledale has a village shop, post office, bakery, award-winning GP surgery, primary school, several public houses, restaurants, cafes and speciality shops.

A wider variety of amenities are available at Barnard Castle and Richmond, including supermarkets, national and independent shops as well as primary and secondary education facilities including Barnard Castle School.

Reeth 3.5 miles, Barnard Castle 12.5 miles, Richmond 15 miles, Darlington 29 miles, Newcastle 65 miles (please note distances are approximate). Northallerton and Darlington mainline stations are approximately 29 miles away. The A1(M) is approximately 18 miles away at Catterick.

Low Seal House

Immaculately restored and beautifully presented throughout, this distinguished Georgian farmhouse occupies an elevated position in the heart of the Yorkshire Dales National Park, enjoying far-reaching views across Arkengarthdale. Thoughtfully refurbished to an exceptional standard, it blends period character with contemporary comfort, incorporating high-quality workmanship, carefully chosen finishes and underfloor heating throughout.

Accommodation

The accommodation in Low Seal House includes five bedrooms, two beautifully appointed bathrooms and elegant reception spaces with wonderful views, ideal for family living and entertaining. The impressive, open-plan dining kitchen is centred around a sleek island and complemented by granite worktops, high-specification integrated appliances and a walk-in pantry, all warmed by original flagstones.





The welcoming living room boasts a wood burner and a south-facing outlook across the dale, whilst the formal dining room features a bespoke marble fireplace and enjoys a similar view. There is also a practical utility/boot room, ground-floor W.C. and a striking bespoke oak and glass staircase rises to the spacious first-floor landing at the eastern end of the property, whilst a gorgeous arched window with roof lights floods a second staircase with light that rises from the main hallway.

Adjacent and with its own private access, there is a self-contained one-bedroom annexe with a bedroom and bathroom on the ground floor, and a living room with kitchen area on the first floor, offering excellent flexibility for multi-generational living, family or friends, along with potential use as a workspace or studio, with a private garden to the front.

Externally

Outside, elevated private, south-facing gardens enjoy exceptional views up and down Arkengarthdale. A paved patio area offers the perfect spot to sit and relax, overlooking terraced lawns and mature hedging. To the rear, a gravelled gated driveway provides parking for multiple vehicles and leads to the traditional stone outbuildings.

Traditional Stone Barns

A substantial, attractive range of detached stone barns providing ideal storage and

offering significant potential (subject to consents). A historic covenant (expiring 2034) applies in relation to any development uplift but does not affect current use and enjoyment.

Additional Features

EV charging point (7.5kW installed 2022), double-glazed windows (front 2015, rear 2024) and solar-powered roof windows throughout.

Tenure

The property is leasehold with a term of 2,000 years commencing in 1657.



Viewings

Strictly by appointment with GSC Grays - T: 01748 829 217.

Local Authority

North Yorkshire Council. Council tax band E for Low Seal House and band A for the Annexe

Services

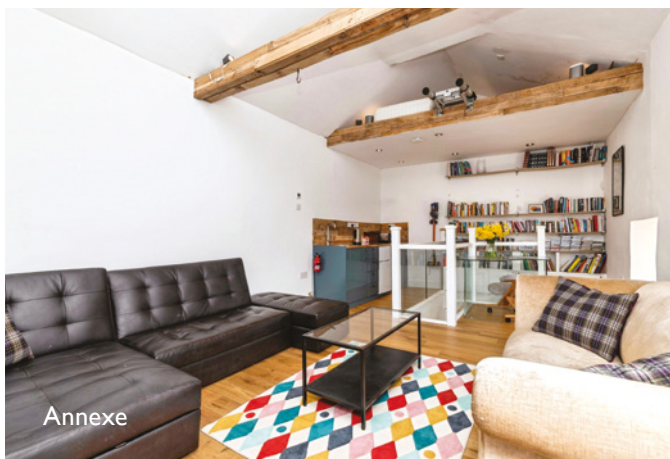
Mains electricity, biomass boiler, private water supply, septic tank waste, and an EV charging point.

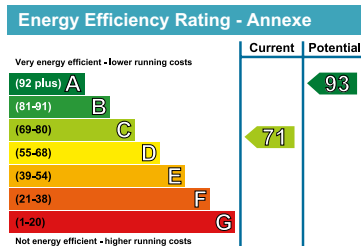
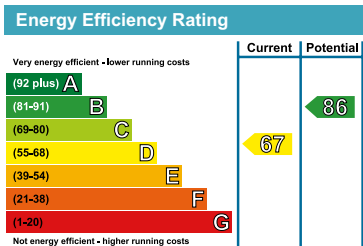
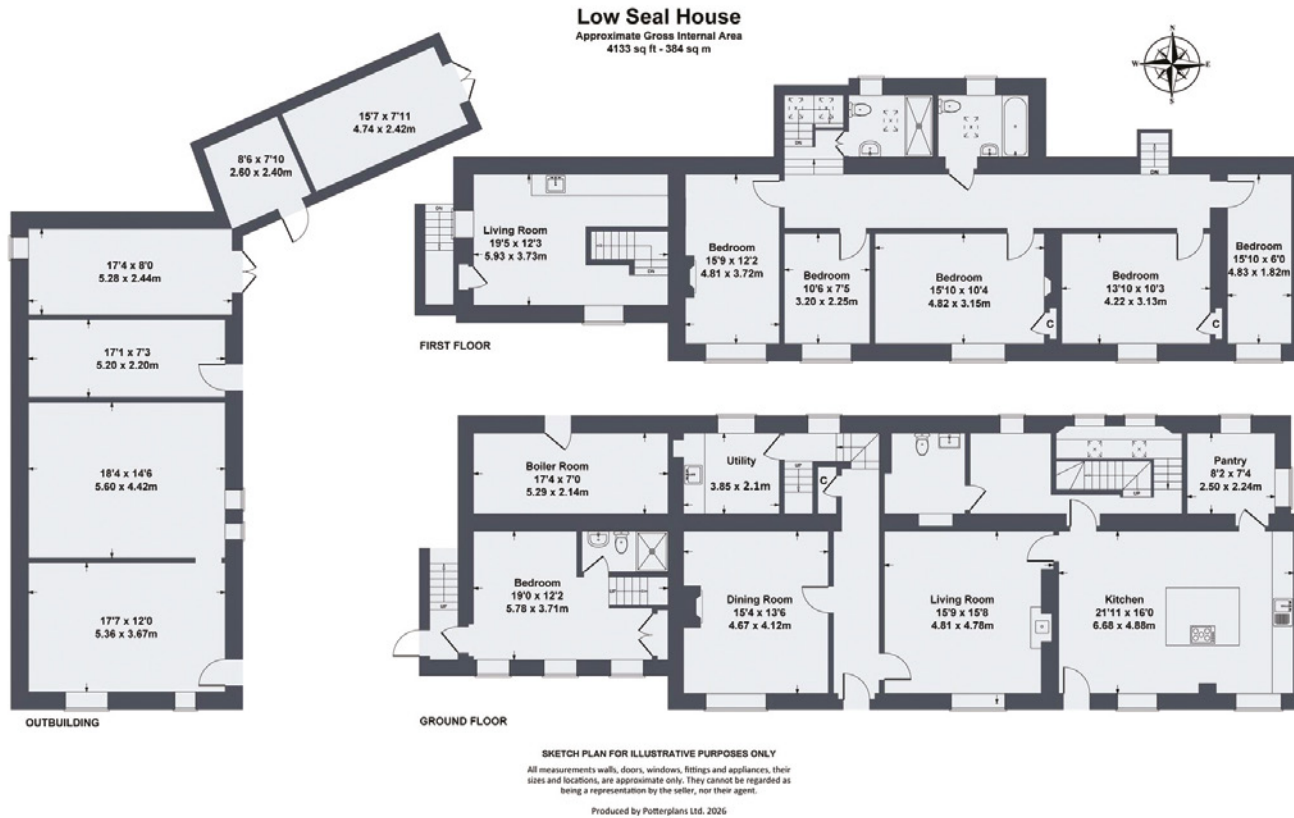
Agent's Note

Annexe - We have been made aware that the annexe does not have formal building control sign-off or any planning consent from when the property was converted historically. We understand from the owner that confirmation has been received from the Yorkshire Dales National Park Authority that no enforcement action will be taken in relation to this. The annexe is to be used for family, friends and private use and not for holiday letting or private rental or sold as an independent dwelling. If this is desired, then planning advice should be sought.

Barns - The property includes an additional range of barns that are subject to a covenant in favour of a previous owner, expiring in 2034. The covenant stipulates that the owner must give 50% of any uplift in land value should there be a successful planning application to change the use.

Wayleaves and Covenants - Low Seal House is sold subject to and with the benefit of all existing rights, including rights of way, light, drainage, water and electricity and all other rights and obligations, easements and all wayleaves or covenants whether disclosed or not.





DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: May 2026

Photographs taken: April 2026