



Sorrel Sykes

Reeth, Richmond, North Yorkshire, DL11 6TJ



Robin Jessop

AN ATTRACTIVE GRADE II LISTED CHARACTER PROPERTY IN THE CENTRE OF REETH WITH DELIGHTFUL GARDENS & PARKING

- Grade II Listed Period Property
- Central Location
- Four Bedrooms
- Modern Kitchen Diner
- Landscaped Gardens
- Allocated Parking
- Guide Price: **£425,000**

SITUATION

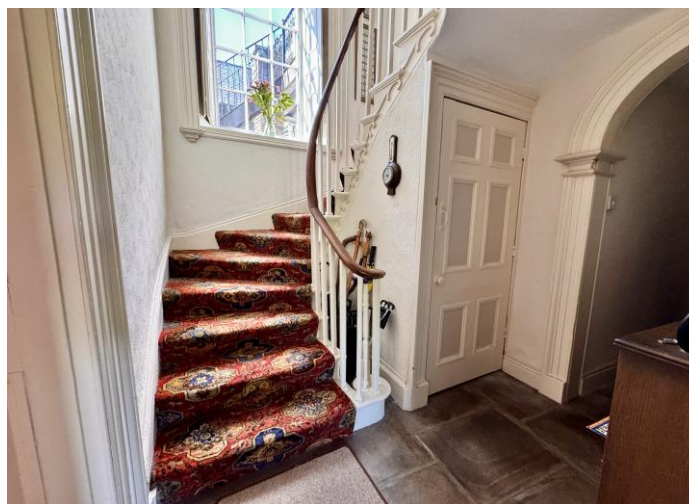
Leyburn 8 miles. Richmond 11 miles. Bedale 18 miles. Darlington 24 miles. A1(M) interchange at Scotch Corner 15 miles. (All distances are approximate).

The property is pleasantly situated in the centre of the popular rural market town of Reeth which benefits from having a wide range of amenities and facilities including pubs, cafes, a village store with post office and a primary school. The town also has a weekly market, and the area is popular for walking and biking with the Swale Trail nearby.

The larger towns of Richmond and Leyburn are nearby where there is a wider range of facilities and secondary schools with the larger centres of Northallerton, Barnard Castle and Harrogate all within commutable distance.

DESCRIPTION

Sorrel Sykes is an attractive, Grade II listed period property which stands well, tucked away in the centre of Reeth. The property is well presented and retains character features including window shutters, coving and stone flagged floors.



The property is entered into the welcoming entrance hall with a stone flagged floor and turned staircase leading to the first floor. To the left is the large sitting room with two large windows overlooking the gardens at the front with working shutters, a multi fuel/log burning stove set within a stone fireplace and a cupboard housing a substantial safe.

A single step leads from the hallway into the snug and a single step then leads from the kitchen into the dining area. The kitchen diner features a range of modern fitted units. Both the snug and kitchen benefit from underfloor heating. The property also benefits from a separate dining area. There are integrated appliances including an electric cooker, dishwasher, fridge freezer and a washing machine. Steps up provide access to the dining area which has a glazed roof with integrated blinds.

Completing the ground floor is a cloakroom and two useful storage cupboards.

To the first floor there are a total of four bedrooms, one of which has an ensuite shower room with WC, basin, shower cubicle and an electric towel rail and underfloor heating. There is a modern house bathroom which has underfloor heating with a WC, basin within vanity unit a bath with a shower over and an electric towel rail. Please note the towel rails can also be run via the central heating system. On the landing there are also two useful linen cupboards.

Externally, the property is complemented by pretty gardens to the front which consist of a patio with box hedging and space for seating, an area of lawn with flower beds and a graveled area providing parking for 2 cars. Usefully, there is also an attached single garage which offers potential as storage or additional parking if required.

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

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FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band E

SERVICES

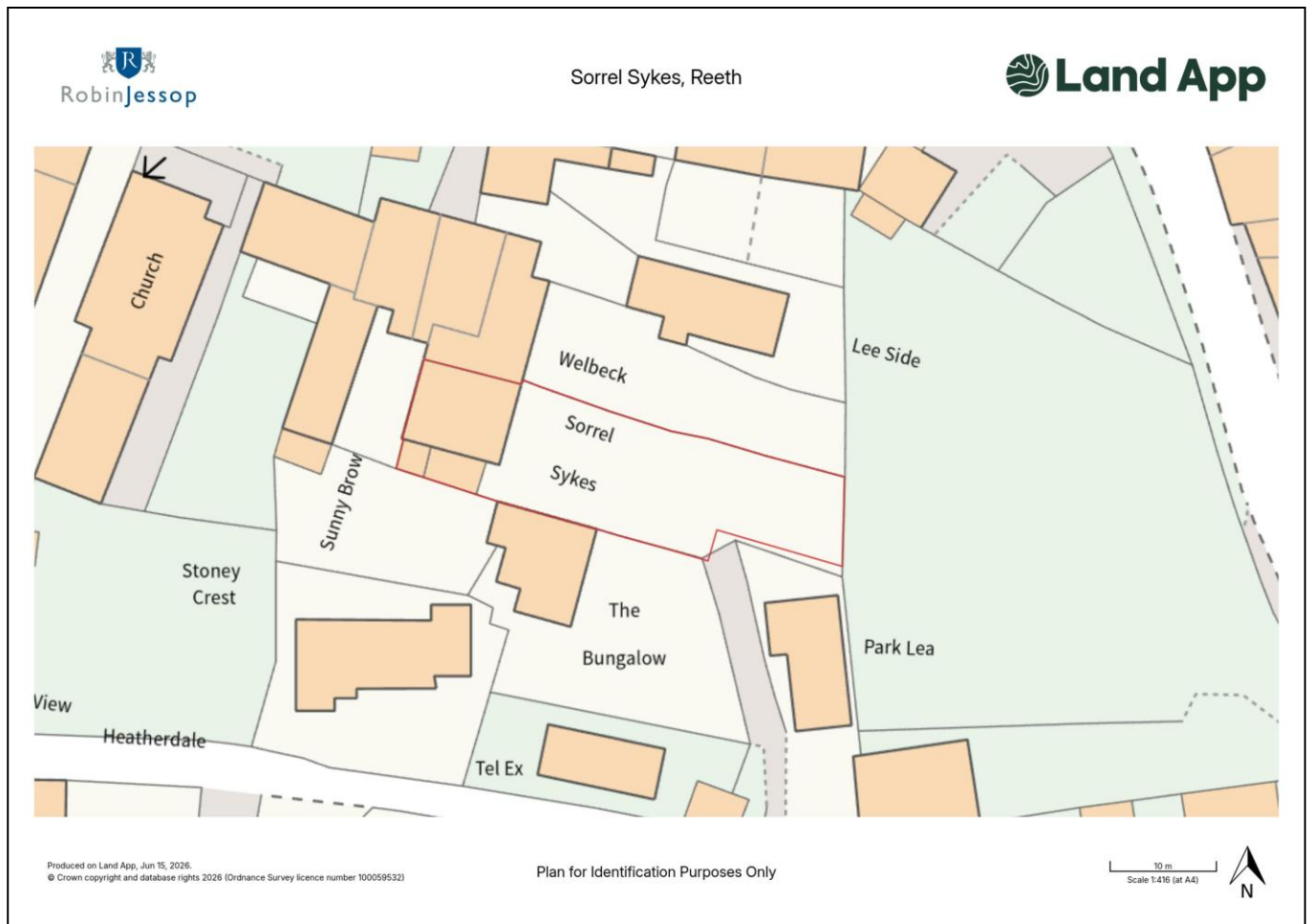
Mains electricity. Mains Water. Mains drainage. Oil fired central heating.

LOCAL AUTHORITY

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

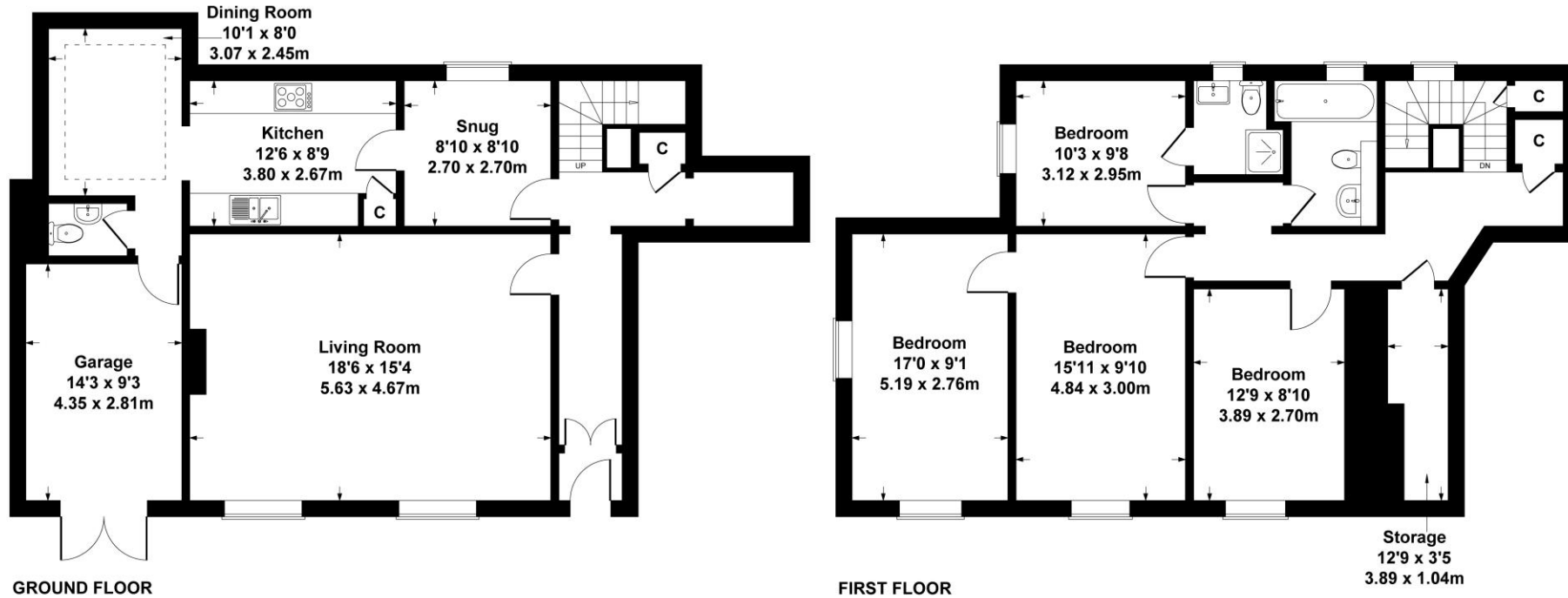
LOCAL PLANNING AUTHORITY

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



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Approximate gross internal area
 House 160 sq m - 1722 sq ft
 Garage 12 sq m - 129 sq ft
 Total 172 sq m - 1851 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.

Produced by Potterplans Ltd. 2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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