



THE ROOKERY  
Healaugh, Richmond



# THE ROOKERY

HEALAUGH, RICHMOND, DL11 6UA

A SUBSTANTIAL DETACHED PROPERTY WITH EXTENSIVE WALLED GARDENS AND FANTASTIC, UNINTERRUPTED VIEWS OVER OPEN COUNTRYSIDE AND SWALEDALE

## Accommodation

Entrance Porch • Entrance Hall • Sitting Room • Dining Kitchen • Dining Room  
Utility • Ground Floor W.C. • Four Bedrooms • House Bathroom

## Gardens and Grounds

Extensive Walled Gardens • Large Garage/Workshop • Orchard



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## Offices also at:

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Tel: 01423 590500

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#### Situation and Amenities

The pretty village of Healaugh lies on the southern side of the River Swale, in the heart of the Yorkshire Dales National Park in Swaledale. The village is situated approximately one mile from both Low Row, which has a local pub and church, and Reeth, which is well served with a primary school, doctors' surgery, local shop, tea rooms, public houses and the Dales Bike Centre.

Further amenities are available in the market town of Leyburn (9 miles away) as well as Richmond (13 miles away), which has many excellent local and artisan shops, a weekly outdoor market, filling station, dentist, primary and secondary schools and sixth form colleges.

There are also various independent schools within striking distance including Aysgarth Preparatory School, Queen Mary's School for Girls at Thirsk, Ampleforth, Sedbergh and other excellent schooling facilities in Harrogate and York.

The nearest train station is at Northallerton (about 27 miles away) with a regular service on the East Coast Main Line to York, Newcastle, London or Edinburgh. Leeds Bradford is the nearest international airport but there are an increasing number of services now being offered from Teesside International Airport.

#### The Rookery

The Rookery is a traditional stone-built property with a huge amount of character. It would benefit from full modernisation and renovation yet holds a huge amount of potential to create a large family home with spacious gardens and stunning views. The substantial plot extends to just under half an acre and benefits from a large lawn, seating area to enjoy the view and a separate orchard.

Features of note include sash windows, arched feature window, cornicing detail, alcoves and fitted shelving, various period fireplaces, traditional cupboards, original doors and stone walled garden with wrought iron gate.



The accommodation is orientated to ensure all of the rooms enjoy the superb views and benefit from high ceilings with large sash windows, allowing in plenty of natural light.

This traditional Dales long house sits centrally within the plot with two good expanses of garden to both sides, facing towards the south. There is a garage which holds potential to be converted into an Air B 'n' B or annexe if required (subject to consents).

#### Accommodation

The entrance hallway has stairs to the first floor and leads to two good-sized reception rooms.

The large, dual aspect sitting room enjoys a dual aspect overlooking the walled lawned formal garden, with an open fire. To the other side of the hallway, the dining room also has an open fireplace along with an alcove with shelving, useful storage cupboard and a door leading into the breakfast kitchen.

The breakfast kitchen has fitted timber units, a Range-style cooker, ample space for a dining table and leads onto a spacious utility/laundry room with further units and fitted storage. There is a porch leading to the garden and a ground floor cloakroom.

There are two staircases within the property, one accessed from the kitchen and the other from the main entrance hall, both leading up to a long landing providing access to the four bedrooms.

The principal bedroom is a large double with a dual aspect. There are three further bedrooms, two of which are good-sized doubles whilst the other is a large single. The house bathroom is currently separated from the w.c. and has a bath with separate shower.





#### Gardens and Grounds

The property is situated within a large plot extending to approximately 0.45 acres and is approached through a large timber gate and pedestrian gate with stone columns and dry stone-walled boundaries. The driveway leads up to the substantial detached garage.

There is a cobbled patio seating area with steps leading to the porch. A wrought-iron gate opens into the main formal lawn, which has high stone-walled boundaries and various well-stocked flower beds, borders and an apple tree.

Located to the opposite side of the property, there is an orchard with several mature trees and a stream running underneath the lawn.

#### Garage

There is a substantial stone-built garage which sits within the grounds of the property and holds potential to be converted into a self-contained annexe or holiday let, subject to consents.

#### Tenure

The property is freehold and will be offered with vacant possession on completion.

#### Viewings

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

#### Local Authority

North Yorkshire Council. Council tax band G.

#### Services

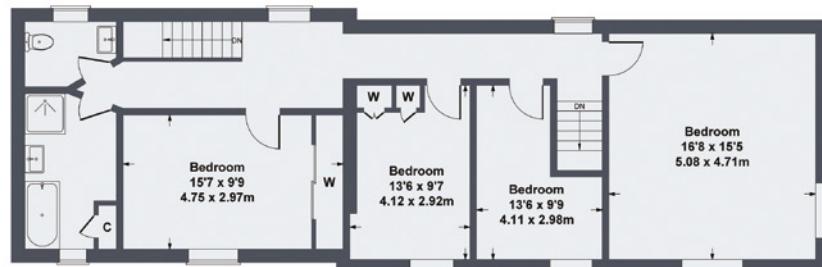
Mains water, electric and drainage connected. Oil-fired central heating.

#### Wayleaves and Covenants and Other Information

The Rookery 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.

## The Rookery, Helaugh

Approximate Gross Internal Area  
2433 sq ft - 226 sq m



### FIRST FLOOR

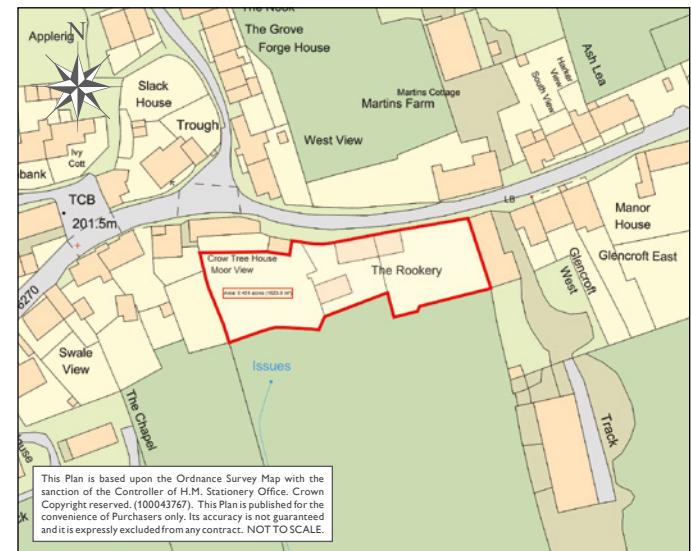


### GROUND FLOOR

#### 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. 2025



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

#### DISCLAIMER NOTICE:

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Particulars written: January 2026

Photographs taken: October 2025