

# DALE VIEW

Darncombe-cum-Langdale End, Scarborough, North Yorkshire YO13 0LH

## DALE VIEW

**Detached family house in a large plot with an open outlook, situated within a glorious, wooded valley in the North York Moors**

*Hackness 3 miles • Scarborough 8 miles • Whitby 20 miles  
York 38 miles*

Porch • entrance and staircase hall • 3 reception rooms • kitchen/breakfast room • pantry • utility/laundry room • separate wc

5 bedrooms • 2 bathrooms (1 en suite)

Driveway • double garage • 2 sheds

Wraparound garden • driveway

In all 0.4 acres

For Sale Freehold

**Blenkin**  
& Co

ESTABLISHED 1992

Priestley House, 36 Bootham  
York, YO30 7BL  
sales@blenkinandco.com  
01904 671672

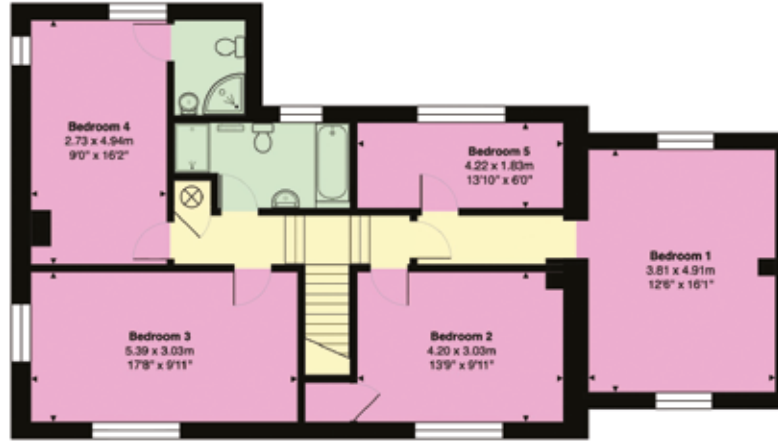
[blenkinandco.com](http://blenkinandco.com)

# Dale View, Langdale End, YO13 0LH

## Approximate Gross Internal Floor Area

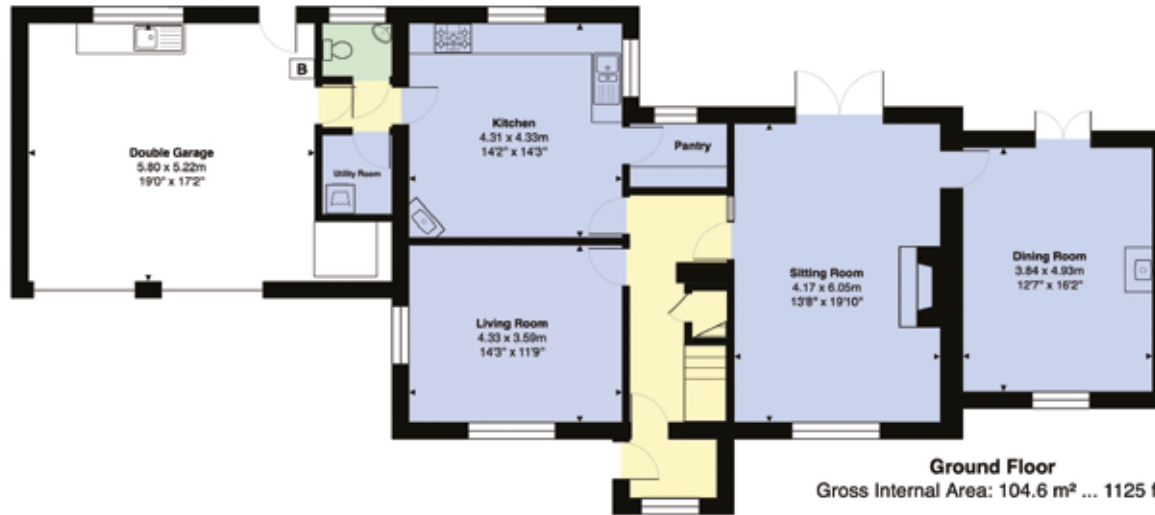
Total: 2153SQ FT /200.0 SQ M (Excluding Double Garage)

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



**First Floor**

Gross Internal Area: 95.4 m<sup>2</sup> ... 1027 ft<sup>2</sup>



**Ground Floor**

Gross Internal Area: 104.6 m<sup>2</sup> ... 1125 ft<sup>2</sup>

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

City

Country

Coast

Dale View is a substantial stone and pantile house occupying an elevated position within a fold of the Upper Derwent Valley, commanding far-reaching views across some of North Yorkshire's most beautiful countryside. Built in 1980, it sits comfortably within its rural setting, drawing on the local vernacular while offering the generous proportions and practicality suited to modern family life.

The accommodation extends to more than 2,100 sq ft, with spacious, well-balanced rooms arranged over two floors. French doors from the principal reception rooms open west, while the house sits centrally within a generous and well established, part-wooded garden. Integral to the

property are a double garage, ample driveway parking and gardens that wrap around the house on all sides.

- Detached family house in a rural position
- Gardens surrounding the house
- More than 2100 sq ft of accommodation, plus garage
- Spacious, light-filled rooms across both floors
- Outstanding views from all principal rooms
- Integral double garage and generous driveway parking
- Wraparound garden – plot extending to nearly half an acre
- Rural but convenient for Scarborough and Yorkshire coast



**Tenure:** Freehold

**EPC Rating:** D

**Council Tax Band:** F

**Services & Systems:** Mains electricity and water. Oil central heating. Private drainage.

**Fixtures & Fittings:** All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

**Local Authority:** North Yorkshire Council  
[www.northyorks.gov.uk](http://www.northyorks.gov.uk)  
North York Moors National Park

**Money Laundering Regulations:** Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.





Dale View is orientated on an east-west axis, with the valley rising steeply behind and expansive views stretching across the valley in front.

The kitchen breakfast room is a generously proportioned double-aspect space with oak floorboards and a cast-iron multi-fuel stove set into one corner. Oak flooring continues throughout much of the ground floor and into two of the bedrooms above. The kitchen is fitted with handmade painted pine cabinetry, beech work surfaces, a range cooker and integrated appliances. A walk-in pantry with natural light and fitted beech worktops provides useful additional storage. Beyond, an inner hall connects to the integral garage, utility room and separate cloakroom.

The three reception rooms are all notably well proportioned, each enjoying a double aspect that brings in abundant natural light and frames the surrounding views. Glazed double doors lead into the sitting room, where a cast-iron open fireplace forms an attractive focal point and French doors open onto the west-facing terrace. The dining room also has French doors to the garden and features a multi-fuel stove, while the living room at the front of the house enjoys particularly fine views across the valley.

A central landing provides access to five bedrooms and the family bathroom, which includes both a bath and separate shower enclosure. The principal bedroom occupies an east-west position and enjoys exceptional views, as do all the bedrooms, whether overlooking the pastures behind or the lush Derwent Valley to the front.





Bedroom 5 offers flexibility as a dressing room, nursery or home office, while bedroom 4 could equally serve as a principal suite, benefiting from a dual aspect and en suite shower room.

### Outside

The gardens and grounds extend to just over a third of an acre and surround the house. A driveway rises from the country lane through timber gates, leading to the integral double garage and a turning area with parking for up to three vehicles. The garage is equipped with power, lighting and water, with two up-and-over doors and a separate rear access door.

The gardens are predominantly lawned and are interspersed with mature trees including oak and apple, together with an area managed as a wild family garden. To the rear of the house, a flagged terrace provides a sheltered seating area, with steps rising beyond a safety fence to a broad lawn bordering open pasture. Garden sheds are positioned on either side of the property.





## Environs

Dale View lies within the upper reaches of the Derwent Valley, in a small moorland parish on the southern edge of the North York Moors. Here, the landscape dominates, with rolling countryside, wooded valleys and open moorland creating a setting of remarkable natural beauty.

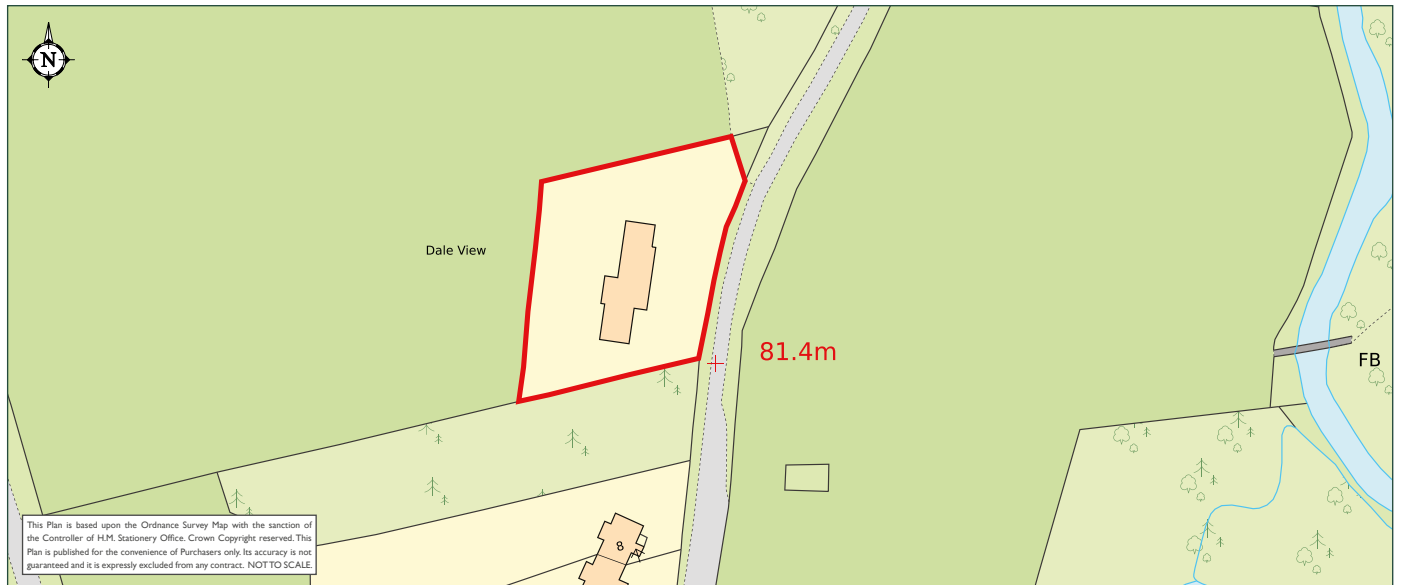
The hamlet of Langdale End, whose name derives from the Old Norse for 'long valley', comprises a small collection of attractive houses together with St Peter's Church and a Coptic monastery. The village of Hackness, approximately five minutes away by car, provides a primary school, while further amenities and secondary schooling are available in Scalby and East Ayton.

The bustling seaside town of Scarborough can be reached in around 20 minutes and offers a wide range of amenities including private schooling at Scarborough College. Rail services from Seamer provide direct connections to York, with onward services to London King's Cross. The surrounding area is renowned for its walking and cycling opportunities, with destinations such as Forge Valley, Wrench Green and Dalby Forest all within easy reach.

**What3words:** ///fruits.pound.switch

## Viewing

Strictly by appointment



**Important notice** 1. No description or information given about the property or its value, whether written or verbal and whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. **Photographs, property spec and video highlights:** May/June 2026. Brochure by wordperfectprint.com

**Blenkin**  
& Co

ESTABLISHED 1992

