

Brass Nappa House

Low Row, Richmond, North Yorkshire, DL11 6NA

RobinJessop

A BEAUTIFULLY APPOINTED PERIOD PROPERTY IN A CENTRAL VILLAGE LOCATION WITH STUNNING VIEWS OF SWALEDALE

- Imposing Unique Period Property
- Beautifully Refurbished Throughout
- Extremely Well Presented
- Character Features Throughout
- Three Bedrooms
- Summerhouse and Outbuildings
- Separate Studio Space
- Gardens & Orchard
- Panoramic South Facing Views
- Guide Price: **Offers in Excess of £595,000**



SITUATION

Reeth 4 miles. Richmond 14 miles. Barnard Castle 14 miles. Access to A1(M) at Catterick (18 miles). Bedale 22 miles. Darlington 31 miles. (All distances are approximate).

The property is pleasantly situated in the centre of Low Row in an elevated position, with far-reaching, south facing views.

The village of Low Row is located in the heart of the Yorkshire Dales National Park. It has a popular country inn with restaurant. The nearby town of Reeth offers a range of local amenities and facilities, including a small supermarket, post office and further dining options as well as a popular weekly market. Local primary schools are Reeth and Gunnerside with secondary schools at Leyburn and Richmond.

INTRODUCTION

Brass Nappa House was featured in the 30th Anniversary Edition of the Period Living Magazine, highlighting the stunning refurbishment of the property. It has been beautifully renovated to exacting standards, with a high-specification finish throughout. This provides a rare opportunity to purchase a beautifully finished house with breathtaking views in the very heart of Swaledale.

DESCRIPTION

Brass Nappa House is an extremely attractive, double-fronted stone-built property which stands extremely well in the popular village of Low Row. The property retains a wealth of character features throughout including large bay windows, wooden floors, exposed beams and window seats. It has been restored and maintained to an exceptional standard by a local master builder and offers spacious accommodation that enjoys breathtaking south facing views of Swaledale.





The property is entered into a welcoming reception hall with a timber staircase leading up to the first floor, and a limestone-flagged floor. The hallway leads to a large kitchen diner with bay windows to the front, where you can capture the stunning views of Swaledale. The kitchen features a modern dually adjustable AGA, dual ceramic sink, bespoke handmade kitchen units with integrated appliances, marble worksurfaces, an oak-topped island, timber shelves and built in cupboards.

To the other side of the hallway is a well-proportioned living room with large bay window offering panoramic views of the Yorkshire Dales National Park. This charming room features a large log burner set within a stone fireplace, and exposed beams.

Completing the ground floor is a cloakroom which also has plumbing for a washing machine and tumble dryer.

The first floor offers a large master bedroom with bay window capturing the far-reaching views of Swaledale and ensuite bathroom which is accessed downstairs to half landing height. The ensuite has been designed to feature a large rolltop bath and separate walk-in shower as well as a wash basin and wc. It features tongue and groove paneling adding to the property's character as well as a window to the private rear garden.

The landing with restored wooden flooring offers a window seat with picturesque views of Swaledale. The first floor also offers a second large double bedroom with idyllic views from a large bay window which is complemented by an ensuite featuring shower, washbasin and WC. Completing the first floor is a third double bedroom which is currently used as a snug featuring a log burner and patio doors leading to the elevated garden.

The property is complemented externally by gardens to the side and rear of the property as well as patio area which currently hosts a covered dining area and hot tub. The gardens lead to a large orchard with established fruit trees. The property also benefits from a range of outbuildings, including a summerhouse with extensive views of picturesque Swaledale, a two-story stone outbuilding currently used for storage, although there is planning potential for a separate annex. Completing the outbuildings is a studio space that has electricity, water, and heating.

Overall, Brass Nappa House offers an excellent opportunity to purchase a beautiful family house or second home with breathtaking views, situated in a popular village in the heart of the Yorkshire Dales.

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 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
Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.
///stars.universes.expert

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

TENURE
Freehold with vacant possession.

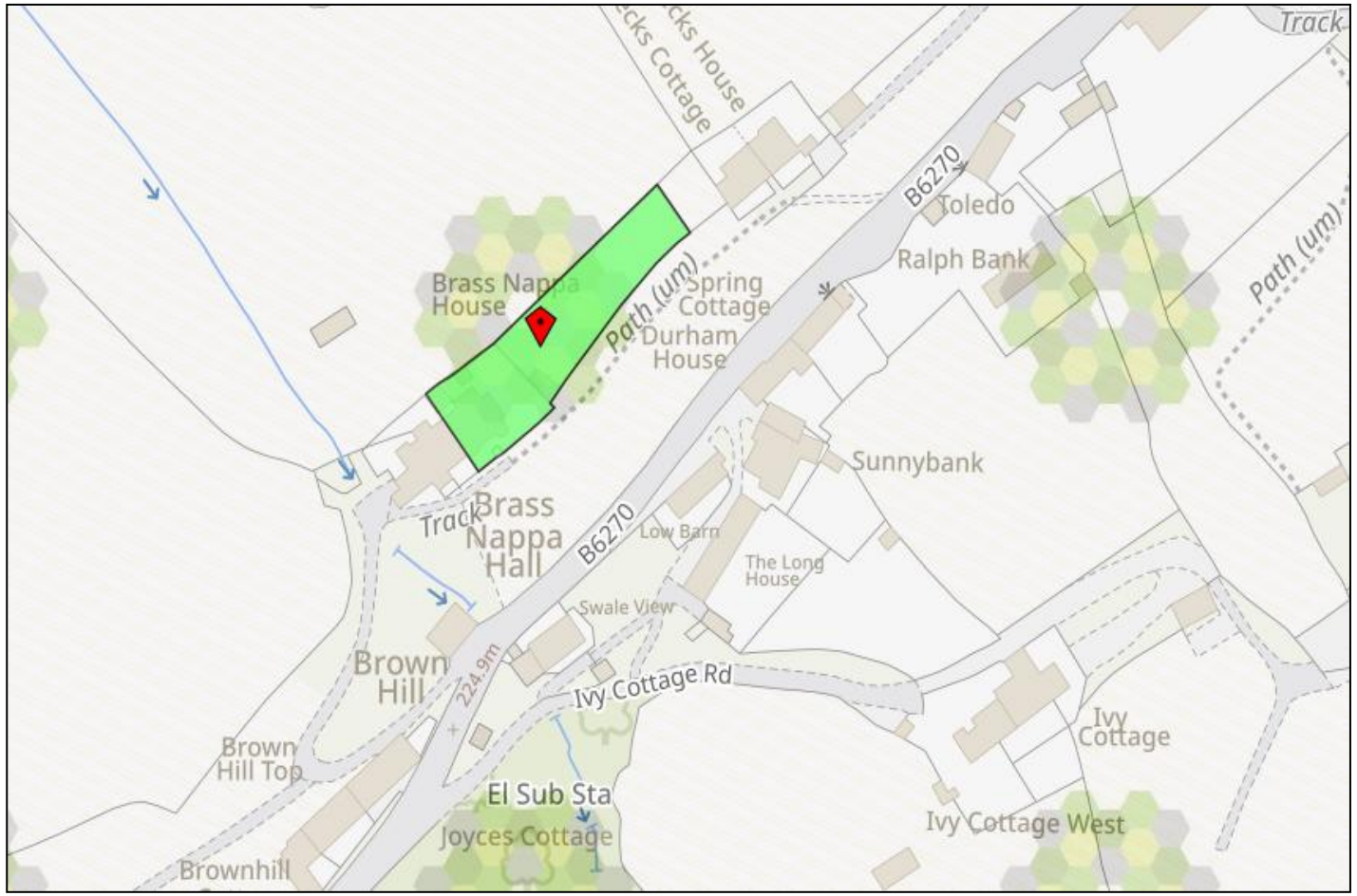
COUNCIL TAX
Band E.

SERVICES
Mains electricity. Mains water. Septic Tank drainage. Oil fired central heating. Broadband connection available.

AGENTS NOTE
The septic tank is not compliant under the General Binding Regulations. The clients will consider updating the tank, dependent on the requirements of the purchaser and the price agreed.

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.

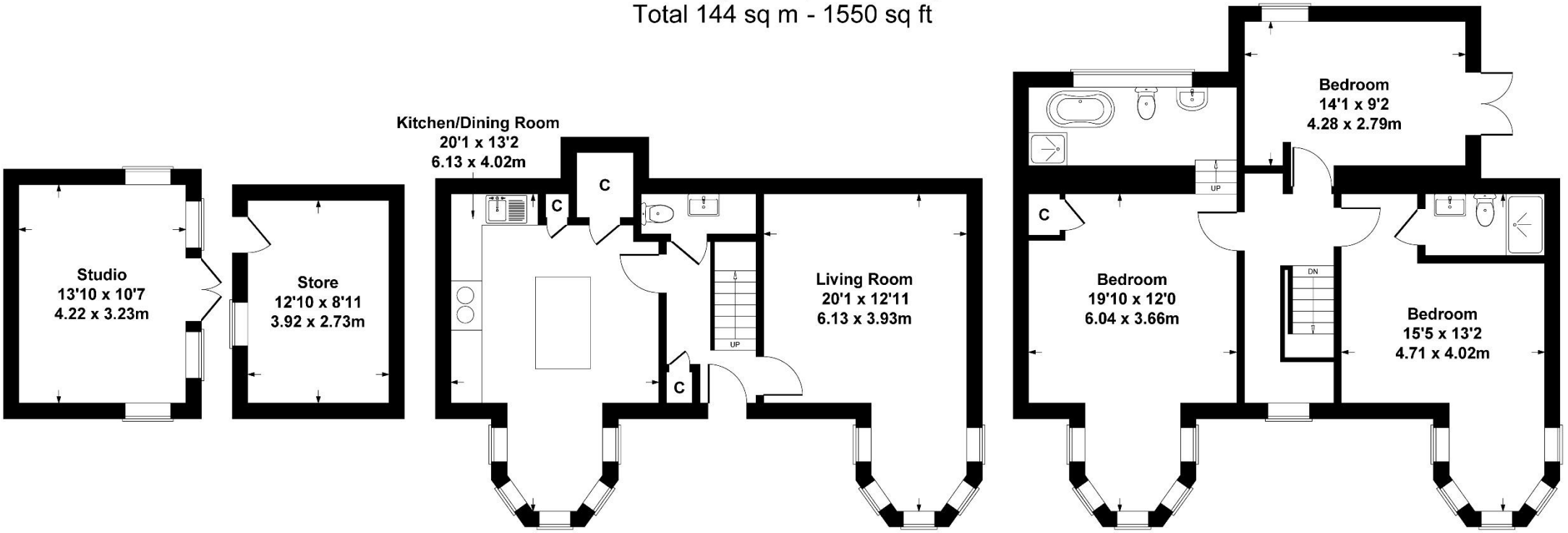






Brass Nappa House, Low Row

Approximate gross internal area
House 120 sq m - 1292 sq ft
Outbuildings 24 sq m - 258 sq ft
Total 144 sq m - 1550 sq ft

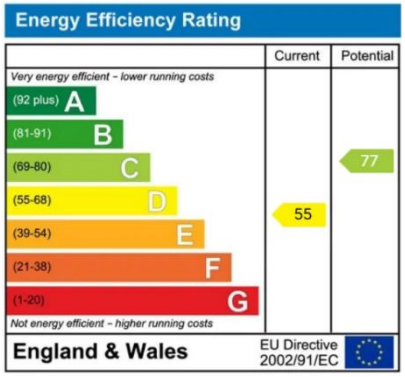


OUTBUILDING **OUTBUILDING** **GROUND FLOOR** **FIRST FLOOR**

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.

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