



# The Arches

Muker, Richmond, North Yorkshire, DL11 6QG



Robin Jessop

# A CHARMING STONE COTTAGE WITH ATTACHED BARN IN THE POPULAR VILLAGE OF MUKER IN SWALEDALE

- Stone Built Character Cottage
- Three Bedrooms
- Traditional Cottage Features
- Detached Barn with Conversion Potential
- Enclosed Rear Garden
- Popular Village Location
- Excellent Full Time, Second Home or Holiday Let
- **Guide Price: £300,000 -£325,000**

## SITUATION

Low Row 8 miles. Hawes 8 miles. Reeth 10 miles. Kirkby Stephen 14 miles. Richmond 20 miles (all distances approximate).

Muker is a traditional and thriving village in the heart of Swaledale, within the beautiful Yorkshire Dales National Park. It is located on the Coast to Coast route making it a popular tourist destination and benefits from an excellent selection of local amenities, including village store with tearoom, an art gallery, craft shop and a community owned country pub.

It is also within reasonable commuting distance of several local market towns including Hawes, Kirkby Stephen, Richmond and Leyburn. There is a main railway service at Northallerton and Darlington.

## DESCRIPTION

The Arches is a characterful, 17<sup>th</sup> century former hay barn which offers spacious accommodation across two floors. The property has been used and maintained as a holiday let and would also work well as a full time or second home in a popular part of Swaledale.

The property is entered into via a useful inner porch with



space for boots and jackets, which leads through into the kitchen diner. The kitchen diner features a useful range of fitted wooden units with a freestanding oven with hob and an undercounter fridge. There is also ample space for a dining table. A door leads through to a large living room with exposed ceiling beams and an open fire with two windows looking out to the front.

To the first floor there are three double bedrooms and a house bathroom with WC, basin and shower over the bath. Each bedroom enjoys a nice outlook across the River Swale at the front.

Externally the property is complemented by a detached stone barn which is currently used as a store. This offers access to the small garden at the rear with space for seating. The barn offers considerable potential for conversion into a compact dwelling, bolt hole or ancillary accommodation – subject to obtaining the necessary consent.

#### GENERAL REMARKS & STIPULATIONS

##### VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800.

##### 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

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.

**///calculating.butchers.whistle**

#### FIXTURES & FITTINGS

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

#### TENURE

Freehold with vacant possession.

#### COUNCIL TAX

Band D.

#### SERVICES

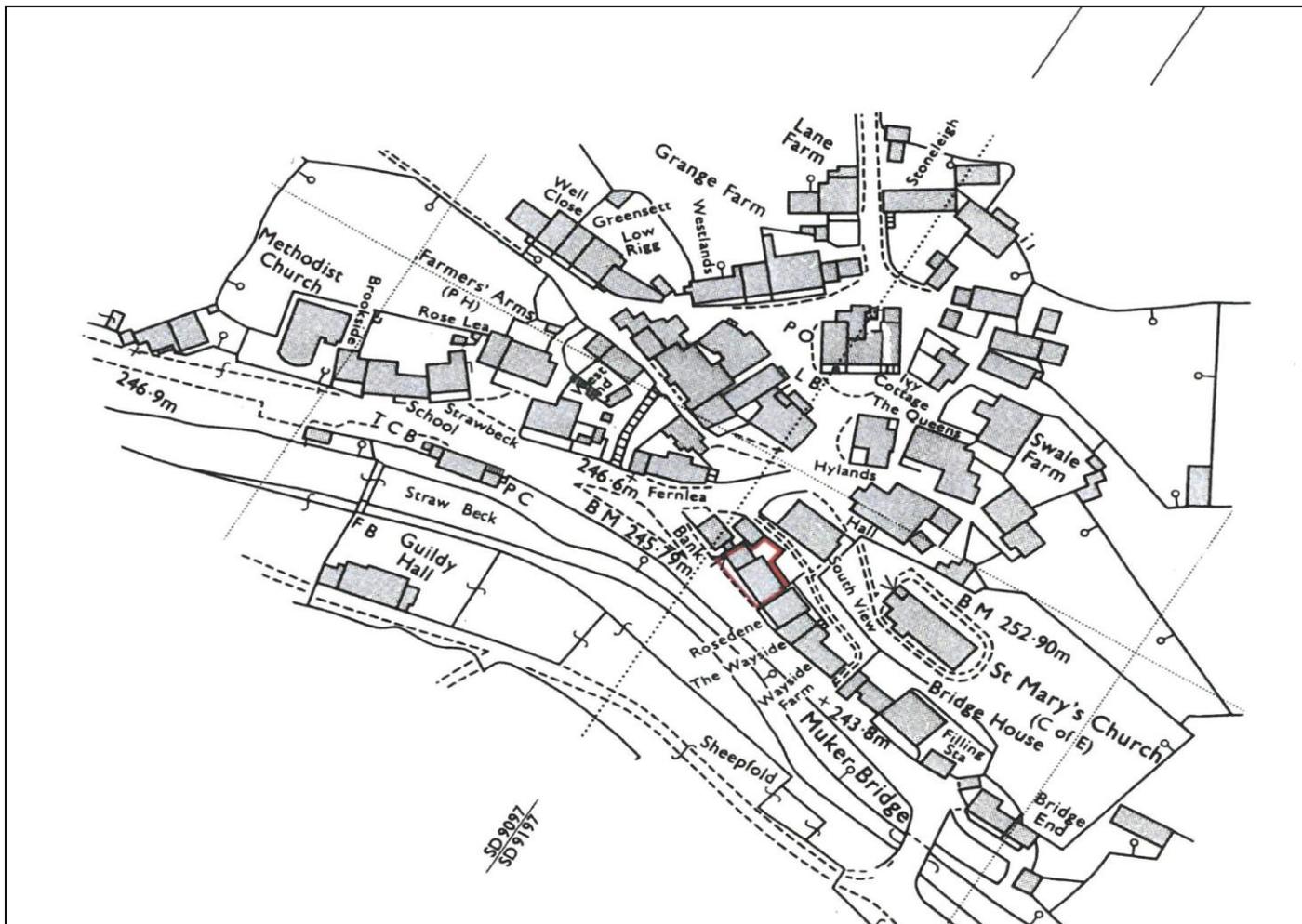
Mains electricity. Mains water. Mains drainage. Broadband connection available.

#### LOCAL AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD Tel: 01609 780780

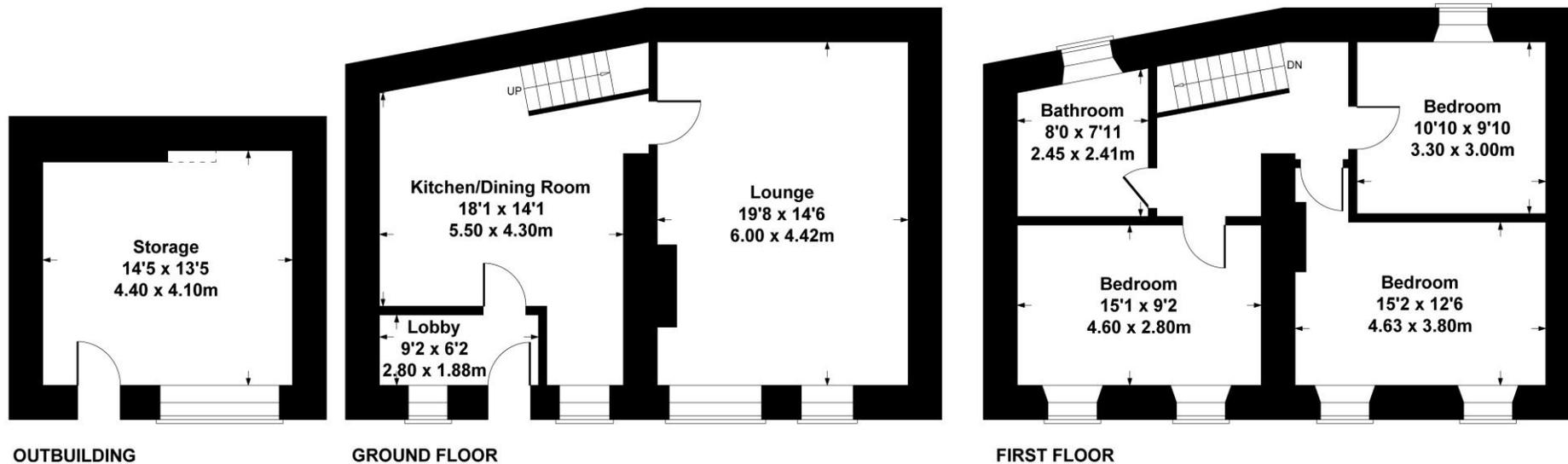
#### LOCAL PLANNING AUTHORITY

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



# The Arches, Muker

Approximate gross internal area  
 House 108 sq m - 1163 sq ft  
 Outbuilding 18 sq m - 194 sq ft  
 Total 126 sq m - 1357 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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	32	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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