



PURSGLOVE COTTAGE BLADES  
Low Row, Richmond

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# PURSGLOVE COTTAGE BLADES

Richmond, North Yorkshire, DL11 6PS

A traditional, detached, Grade II listed Dales longhouse, situated in an elevated position within the heart of the Yorkshire Dales National Park.

## ACCOMMODATION

Formerly the House of Guisborough Grammar School and an attached cottage, the property has a traditional long house style layout with an abundance of character and original features. Some of the features of note include stone-flagged flooring, various alcoves, a stunning stone fireplace with log-burning stove, latch doors, Aga, beams, deep window sills, mullion windows and dry stone walled boundaries.

There are several reception rooms and a quality, recently-refurbished breakfast kitchen complete with integrated appliances and the added benefit of a pantry. To the first floor, there are five bedrooms, four of which are generous doubles, complemented by three bathrooms.

Pursglove Cottage would make an ideal permanent home but is currently used as a successful holiday let business. It is situated in a truly unique setting in the hamlet of Blades, above the highly-regarded village of Low Row. The stunning views of the Fells and open countryside really give a feeling of rural living, but with the benefit of several neighbours to prevent a sense of isolation.



**GSC GRAYS**

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## Situation and Amenities

Situated in the heart of the Yorkshire Dales National Park in Swaledale, on the southern side of the River Swale. The property is situated in Blades, a small hamlet above the popular village of Low Row, which offers a popular pub and church. The town of Reeth is situated approximately 4 miles away which is well served with a primary school, Doctors' surgery, local shop, tea rooms, public houses and the Dales Bike Centre and for the outdoor enthusiast there is plenty of scope for walking and cycling from the doorstep.

This property is also accessible to the popular market towns of Richmond (15 miles) and Leyburn (12 miles), as well as commuting links to the A1 (M) (18 miles) and A66 (15 miles). Please note mileages are approximate.





### Accommodation

The front door leads into a substantial sitting room complete with a log-burning stove with stone surround. From here, there is access to the breakfast kitchen, dining room and rear hallway.

The breakfast kitchen has recently been refurbished with sage green fronted units, solid wood worktops, an Aga, integrated dishwasher and additional Range cooker. There is ample space for a dining table, access to the pantry and a door to the front. The dining room has a log-burning stove with a stone mantel and steps leading up to the laundry/utility room.

From the rear hall, there is access to the ground floor shower room and a multi-functional room which could be used as a home office.

The substantial landing has doors to all of the bedrooms, the two house bathrooms and a useful storage room/study. The master bedroom is a substantial double with stunning views and exposed beams. There are three further doubles, one of which has an exposed stone feature fireplace. The fourth bedroom has steps up and a vaulted ceiling, whilst the fifth, single bedroom could be used as an additional study if desired.

The two bathrooms have panelled baths built into the eaves, along with w.c's and wash hand basins.



### Externally

The property is approached by an adopted track, surrounded by moorland, with a dry stone walled boundary and a stone-paved pathway to the front door. There are steps up to the main garden which is mainly laid to lawn and has an additional seating area from which to enjoy the surrounding countryside. There is also a useful stone store.

### Services

Mains electricity, Liquid Petroleum Gas, oil-fired central heating, mains water. Private water treatment plant drainage which we understand was installed last year and is fully certified and still under guarantee.

The property is Grade II Listed and EPC exempt.

### Tenure

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

### Local Authority

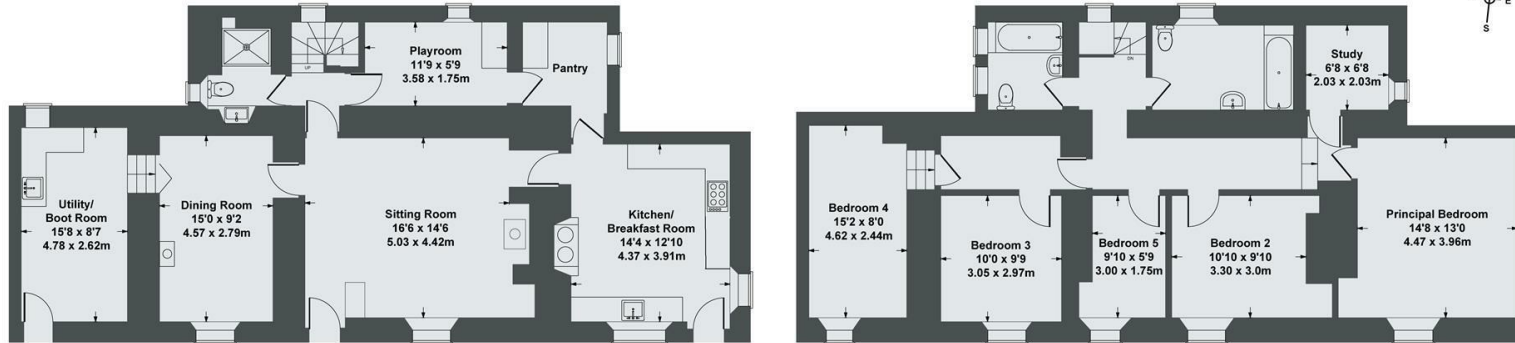
North Yorkshire Council. The property is currently rated for holiday let purposes.

### Wayleaves and Covenants

Pursglove Cottage 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. We understand that the land has the benefit of a right of way at all times and for all purposes with or without vehicles over the track leading to the public highway.

## Pursglove Cottage, Blades, Low Row, DL11 6PS

Approximate Gross Internal Area  
2279 sq ft - 212 sq m



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.

Produced by Potterplans Ltd. 2024

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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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