

CAMBRIDGE HOUSE

Arkengarthdale Road, Reeth



GSC GRAYS

PROPERTY • ESTATES • LAND



CAMBRIDGE HOUSE

ARKENGARThDALE ROAD, REETH, DL11 6QX

A HANDSOME, DETACHED PROPERTY OCCUPYING
AN ELEVATED POSITION WITH PANORAMIC VIEWS
ACROSS THE YORKSHIRE DALES NATIONAL PARK

Accommodation

Entrance Hall • Four Reception Rooms • Garden Room
Breakfast Kitchen • Utility • Laundry Room • Boot Room • Cellar
Seven Bedrooms with En-Suite Bathrooms

Externally

Private Parking • Triple Garage • Raised Sun Terrace
Various Patio Seating Areas



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Tel: 01833 637000

Driffield
Tel: 01377 337180

Boroughbridge
Tel: 01423 590500

Kirkby Lonsdale
Tel: 01524 880320



Situation and Amenities

Cambridge House is situated on the edge of the pretty village of Reeth, in the heart of the Yorkshire Dales National Park, in Swaledale. The property is situated in an elevated location, surrounded by open countryside and within less than half a mile of Reeth, which is well served with a primary school, Doctors' surgery, local shop, tea rooms, public houses, bakeries, a post office, a weekly Friday market and the Dales Bike Centre, in Fremington.

Further amenities are available in the market towns of Leyburn, 9 miles and Richmond, 12 miles, where there are many excellent local and artisan shops, a weekly outdoor market, filling station, dentist, primary and secondary schools and a sixth form college. Leyburn is also home to one of the largest auction houses in the UK, Tennants Auctioneers on the eastern outskirts of the town.

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. With Leyburn known as the gateway to the Dales, it benefits hugely from tourism and has good communications and relatively easy access from the A1 at Catterick.

The nearest train station is at Northallerton (about 26 miles) 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 Durham Teesside airport.





Cambridge House

Cambridge House is an attractive, detached stone built property with fantastic views from every window across Grinton Moor, Fremington Edge and towards Arkengarthdale.

Dating back to the 1700's, the first dwelling on the site was a small cottage which was later extended in 1914 to become the house it is today.

The property has had various uses over the years, including a former WWII Officers Mess. It was requisitioned by the Ministry of Defence to be the officer's mess for Reeth Battle School which was the training centre for The Reconnaissance Corps. The commanding officer, Major John Parry, lived in the property, and after the war the property reverted to a family home until it was sold in the 1990's, when extensive renovations were undertaken to restore the character features within the property. In 2004 the property became a country guesthouse, and has been run as a successful, award winning bed and breakfast.

The current owners have won a series of awards for the property, and are now looking to retire, however, it would equally make a superb private residence, perfect for a family or multigenerational living, with flexible accommodation and situated on the edge of the popular village of Reeth.

Throughout the property there are various character features including exposed timber floorboards and stone walls, panelling and corncing details, period fireplaces and stone hearths, a substantial spindle staircase and stone walled gardens to name a few.

The flexible accommodation allows for a business to be run, yet has spacious, private accommodation to the rear of the property which enjoys the view over Arkengarthdale.



Accommodation

An entrance porch leads to the main hall which provides access to the guest reception rooms and private living. There is a garden room situated to the front of the property to enjoy the lovely views which leads into the guest sitting room and back to the hallway.

There is a formal dining room and a substantial breakfast kitchen housing cream fronted units with granite worksurfaces and integrated appliances, which leads into a substantial utility/pantry. The private dining or family room has a staircase to private accommodation on the first floor

There are also useful areas including a laundry room, separate boot room, as well as two ground floor W.C's. There is also a cellar providing useful storage.

The first-floor benefits from two guest bedrooms, both with en-suite bathrooms, and the landing also leads to the self-contained accommodation, including a private sitting room and a principal bedroom with substantial en suite, and access to the elevated sun terrace.

A staircase leads to the second floor which benefits from three further en-suite bedrooms, two of which are currently used for guests, and the fifth has a shower room which would make an ideal study.

There is additional accommodation situated above the garage with an en-suite double bedroom.

Gardens and Grounds

The property is approached by a private drive with a substantial gravelled parking area, leading up to the garages and store.

There are various stone paved, raised patio seating areas to enjoy the spectacular surrounding landscape, as well as well stocked flower beds and borders, and an ornamental pond.

There is also a raised stone paved terrace, accessed via stairs to the side of the property or by the first-floor landing.

Planning Permission

We understand that the current owners are submitting a planning application to allow flexibility for a prospective purchaser to return Cambridge House to a private dwelling if desired.

Tenure

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

Viewings

Strictly by appointment with GSC Grays.
Telephone: 01748 829 217.

Local Authority

North Yorkshire Council. Council tax band B.

Services

Oil fired central heating. Mains electric and water connected, with solar hot water heating. Septic tank drainage.

Wayleaves and Covenants

Cambridge House 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.



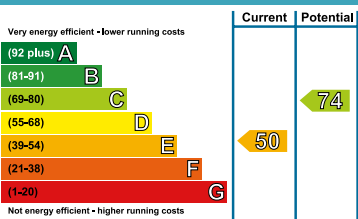
Cambridge House

Approximate Gross Internal Area
 House 4499 sq ft - 418 sq m
 Garage 786 sq ft - 73 sq m
 Total 5285 sq ft - 491 sq m



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



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Particulars written: September 2024

Photographs taken: August 2024

