



**GREENBANK,**  
ARKENGARTHDALE, NORTH YORKSHIRE, DL11 6RP

Greenbank is a stone built cottage with attached barn in need of complete renovation in the Yorkshire Dales National Park occupying a superb position with breathtaking views down Arkengarthdale. The property will probably be re-modelled in the use of accommodation by the next owners and would suit a variety of buyers either as a holiday home or a permanent home. Please note that the new owner will need a 4x4 vehicle to gain access to the property.

- Spectacular views down Arkengarthdale
- Renovation project
- Cottage and attached barn
- Yorkshire Dales National Park
- E PC (EER) G5



**Guide price £200,000**

VIEWING STRICTLY BY APPOINTMENT WITH THE VENDOR'S SOLE AGENTS

## GREENBANK,

ARKENGARTHDALE, NORTH YORKSHIRE, DL11 6RP

### SITUATION & AMENITIES

Greenbank occupies a superb elevated position above the village of Whaw, overlooking Arkengarthdale down towards Swaledale in the Yorkshire Dales National Park. The area is well known for its outstanding and dramatic scenery which is rich in wildlife and offering a wealth of recreational and sporting activities.

School facilities are available in Arkengarthdale, Reeth and Gunnerside. In Arkengarthdale lies the CB public house, Reeth has a local store, post office and public houses.

### ACCOMMODATION

#### RECEPTION ROOM 3.76 x 3.77 (12'4" x 12'4")

Living Room with door to the front garden and access to a second reception room, kitchen and the rear hall. Potentially would make a lovely dining/reception hall. With beamed ceiling and raised stone hearth to recessed fireplace.



#### RECEPTION ROOM 3.89 x 2.82 (12'9" x 9'3")

A lovely room with views over the front garden and Arkengarthdale beyond. Beamed ceiling, stone flagged floor and fireplace surround.

#### KITCHEN 3.75 x 2.76 (12'4" x 9'1")

Belfast sink, window overlooking the front garden and Arkengarthdale beyond. Access to the dairy.



#### DAIRY 4.10 x 2.28 (13'5" x 7'6")

Stone shelves and slab.

#### REAR HALL

Stone flagged floor and stone stairs leading to the first floor. Access to the ground floor bathroom/wc

#### BATHROOM/WC

Cast iron bath and low level w.c.

#### FIRST FLOOR LANDING

With access to two bedrooms. Please note that there are three rooms to the first floor, one is which is accessed through another.

#### BEDROOM 3.66 x 3.89 (12'0" x 12'9")

With views over Arkengarthdale to the front, fireplace and door leading into another room. Accessed from the landing.



#### BEDROOM 2.83 x 3.74 (9'3" x 12'3")

With views over Arkengarthdale, accessed from another room only.





#### **BEDROOM 3.91 x 2.99 (12'10" x 9'10")**

Fireplace surround, water tank. Accessed from the landing.

#### **EXTERNALLY**

A truly stunning elevated setting with spectacular views down the dale. A walled cottage garden is immediately in front of the house with a gate leading to a garden area with potential parking space. A stone outbuilding which has historically been an outside wc and attached stable provide a useful storage area.



#### **TRADITIONAL STONE OUTBUILDINGS 36.39 x 3.82 (119'5" x 12'6")**

The two storey barn is attached the the main house.

#### **SERVICES**

Greenbank has mains electricity, a private spring fed water supply and drainage to a private septic tank located in the adjoining field to the south.

#### **WAYLEAVES, EASEMENTS AND RIGHTS OF WAY**

Greenbank is sold subject to and with the benefit of all existing rights of way, whether public or private, light, drainage, water and electricity supplies and all other rights, obligations, easements, quasi-easements and all wayleaves or covenants whether disclosed or not. There is a private right of way in favour of Greenbank from points A to B marked on the map shown. The access track is to retained by the current owner with a maintenance responsibility shared between the landowner and the new vendor. The

new owner will have a private right of way over the land for access to Greenbank.



#### **BOUNDARIES**

The vendor will only sell such interest as they have in the boundary hedges and fences etc.

#### **AREAS MEASUREMENTS AND OTHER INFORMATION**

All areas, measurements and other information have been taken from various records and are believed to be correct but any intending purchaser(s) should not rely on them as statements of fact and should satisfy themselves as to their accuracy.

#### **TENURE**

The property is believed to be freehold with vacant possession upon completion.

#### **LOCAL AUTHORITY**

Yorkshire Dales National Park Authority, Yoredale, Bainbridge, Leyburn, North Yorkshire, DL8 3EL.  
Telephone: 0300 4560030

#### **COUNCIL TAX**

We have been advised that the property falls under Council Tax Band B.

#### **VIEWINGS**

Strictly by appointment with GSC Grays, Telephone: 01748 829217.

#### **HEALTH AND SAFETY**

Please note that Greenbank is only accessible by foot or 4x4. Viewers attend viewings at their own risk.

#### **PARTICULARS**

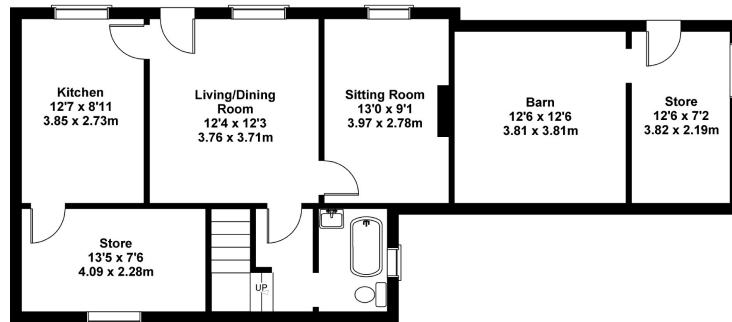
The particulars were written in June 2015 and the photographs were taken in June 2015.



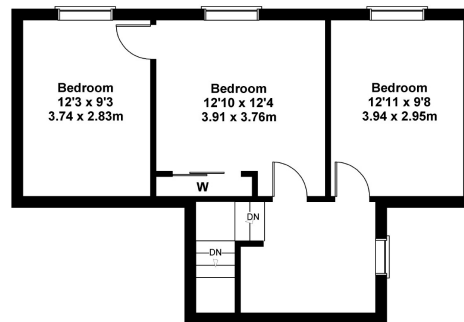
# GSC GRAYS

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## Green Bank

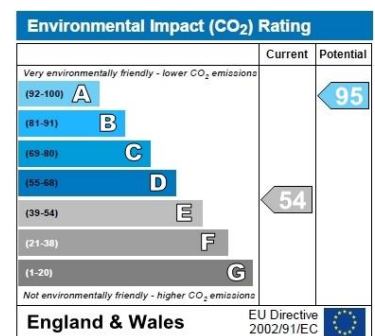
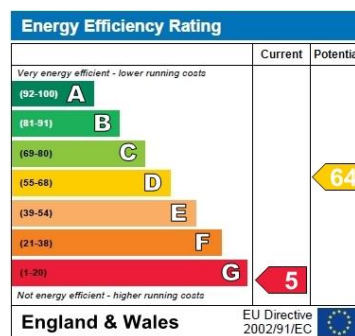


GROUND FLOOR



FIRST FLOOR

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY  
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans www.potterplans.co.uk



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