



5 SWALLOWHOLM COTTAGES

ARKENGARThDALE, DL11 6RU

£265,000
FREEHOLD

A Quietly Situated Well Presented Upside Down Terraced Cottage with superb views onto open countryside within the heart of Arkengarthdale. Entrance Hall, Living Room/Kitchen, 2 Double Bedrooms, Bathroom/WC, Communal Front Sitting Area, Nearby Communal Parking Area, Electric Heating, Double Glazing. Contents Available by Separate Negotiation. EER D64. NO ONWARD CHAIN.

NORMAN F. BROWN

Est. 1967

5 SWALLOWHOLM COTTAGES

• 2 DOUBLE BEDROOMS • WELL
PRESENTED MODERN
ACCOMMODATION • QUIET
LOCATION • SUPERB
VIEWS • PARKING • ESTABLISHED HOLIDAY
LET HISTORY



DESCRIPTION

A Quietly Situated Well Presented Upside Down Terraced Cottage with superb views onto open countryside within the heart of Arkengarthdale. Entrance Hall, Living Room/Kitchen, 2 Double Bedrooms, Bathroom/WC, Communal Front Sitting Area, Nearby Communal Parking Area, Electric Heating, Double Glazing. Contents Available by Separate Negotiation. EER D64. NO ONWARD CHAIN.

ENTRANCE HALL

Slate tiled floor, storage cupboard, ROINTE electric radiator, pine staircase to first floor. Entrance door to front. Pine doors to Bedrooms and Bathroom.

BEDROOM 1

ROINTE electric radiator. Timber double glazed sash window to front. Pine door to Entrance Hall.

BEDROOM 2

Built in wardrobe, RONITE electric radiator. Timber double glazed sash window to front. Pine door to Entrance Hall.

BATHROOM/WC

Tiled surrounds, pine wall panelling, pedestal wash hand basin, electric shaver point with light, panelled bath with shower over and folding glass screen, extractor fan, wc, ROINTE electric radiator, chrome heated towel rail, ceiling LED spotlights, ceramic tiled floor. Pine door to Entrance Hall.

OPEN PLAN LIVING ROOM/KITCHEN

Ceiling beams, cast iron wood burning stove with stone hearth, tv point, 2 ROINTE electric radiators, stainless steel sink unit, slate style "Quartz" work surfaces, light grey gloss cupboards and drawers, built in electric oven and 4 ring ceramic induction hob with stainless steel splashback and extractor hood over, built in fridge, built in freezer, built in dishwasher, ceiling LED spotlights, wood effect laminate floor to Kitchen area, concealed hot water cylinder, loft hatch to part boarded attic space. Timer framed double glazed sash windows to front. Double glazed sky light.

OUTSIDE

To the front

Communal area shared with the other five cottages, dedicated bunker for wood storage, stone building housing the water filtration equipment. Nearby communal parking area.

SERVICES

Mains electricity. Spring fed water supply shared with 1-6 Swallowholm

Cottages.

Shared sewage treatment plant installed summer 2024 serving 1-6 Swallowholm Cottages.

Along with owners of the 5 other cottages, the owners of number 5 are a shareholder in the management company which is responsible for the maintenance of the communal areas including the sewage and water treatment plants. No 5 Swallowholm is responsible for 1/6th of the costs.

ADDITIONAL INFORMATION

Wi-fi installed by local provider - Reeth Rural Radio Ltd
Council Tax Band: Nil as currently a Self-Catering Holiday Let.
Swallowholm cottages are Grade II listed as part of C B Yard. List entry number - 1130836.

BT landline

Kitchen with integrated appliances installed 2021.

All double glazed wooden sash windows installed 2021.

Rointe electric radiators installed 2019.

Wood burning stove installed 2017.

DIRECTIONS

To the left of the CBYard and passing through a gate marked Swallowholm, follow the hardcore/grass tack down to the communal parking area.

The What3words location is [///surfer.caressing.scraper](https://www.what3words.com/surfer.caressing.scraper)

Distances to Reeth 5 miles, Tan Hill 8 miles.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 195385. The property is grade II listed.

Local Authority - North Yorkshire Council – Tel: 0300 1312131
www.northyorks.gov.uk

Broadband and Mobile Phone Coverage – please check using this website

<https://checker.ofcom.org.uk>

Property Reference – 18811154

Particulars Prepared – June 2026.

IMPORTANT NOTICE

These particulars have been produced in good faith to give an overall view of the property. If any points are particularly relevant to your interest, please ask for further information or verification, particularly if you are considering travelling some distance to view the property.

All interested parties should note:

- i. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer or contract or any part thereof.
- ii. All measurements, areas or distances are given only as a guide and should not be relied upon as fact.
- iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any contents/furnishings/furniture etc. are included in the sale nor that the property remains as displayed in the photographs.
- iv. Services or any appliances referred to have not been tested and cannot be verified as being in working order. Prospective buyers should obtain their own verification.

FREE MARKET APPRAISAL

We will be pleased to provide an unbiased and professional market appraisal of your property without obligation, if you are thinking of selling.

FREE IMPARTIAL MORTGAGE ADVICE

CALL TODAY TO ARRANGE YOUR APPOINTMENT

Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage

lenders without charge or obligation.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

A life assurance policy may be required. Written quotation available upon request.

AML POLICY

AML Policy (When an offer is accepted):

In accordance with The Money Laundering Regulations 2017, we are required by law to:

- Verify the identity of all buyers
- Check the Politically Exposed Persons and
- Check the Sanctions registers.
- Verify proof of and source of funds for the purchase - What form that takes depends on your position, but we ultimately need you to provide to us (in the office or via email) evidence of the funding you have in place for the purchase price. That may include proof of deposit, an Agreement in Principle from a lender or if you are a cash buyer, a Bank Statement.

The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

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ADDITIONAL INFORMATION

Local Authority – North Yorkshire Council

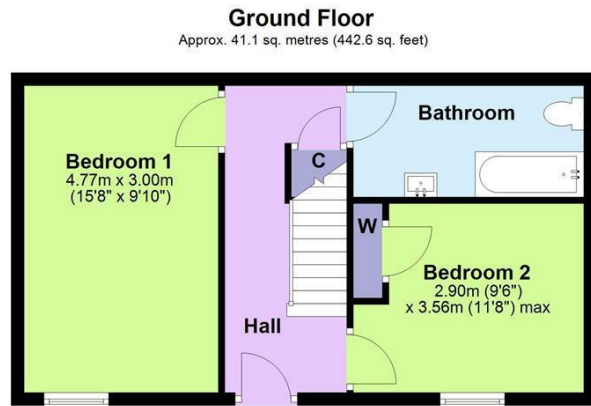
Council Tax – Band Exempt

Viewings – By Appointment Only

Floor Area – 904.00 sq ft

Tenure – Freehold





Total area: approx. 84.0 sq. metres (904.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Richmond Office Sales
14 Queens Road
Richmond
North Yorkshire
DL10 4AG

01748 822473
richmond@normanfrown.co.uk
www.normanfrown.co.uk

NORMAN F. BROWN

Est. 1967