

# Swaledale House

Region: Yorkshire Sleeps: 6

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## Overview

Luxurious and unique, Swaledale House promises guests an unforgettable stay in one of the UK's most beautiful locations, with views for miles across the Swaledale countryside!

Everything about this house is spectacular from its comforting underfloor heating under foot to its elegant, glamorous lighting overhead, and everything in between! From its majestic views and glorious garden and terrace, to its stylish and sophisticated interiors, you will be made to feel right at home right away! This cosy living room makes for a beautiful heart of the home, with plush sofas set around an elegant fireplace and two soft seats by the picture windows. Then there's the incredible bespoke kitchen, with a huge range cooker, fabulous appliances and sleek monochrome design. For the more playful among you, you'll find games consoles and even table football in the snug, and at quite the other end of the spectrum, there's a study area too – for getting a little work done, penning a postcard or perhaps getting a moment of peace to read the paper!

Head up to the first floor to this luxurious master suite, with its stargazing skylight, rainfall shower and even a private dressing room, it's undoubtedly the finest room in the house. But by no means the only luxurious one! Each of these three rooms is sumptuous and inviting, with soft, subtle tones all delightfully warmed by the natural light flowing in through vast windows. The other two rooms feature superb twin beds which can be prepared either as twins or super-kings, to accommodate groups of all shapes and sizes. Finally there's a delightful family bathroom to complete this beautiful array of rooms.

For total peace and tranquillity, take a seat on your gorgeous terrace, or on the lawn at this fabulous picnic bench and admire these sweeping views across the Swale valley! There are countless wonderful options for a casual coffee, a fine alfresco dining experience or even a picnic on these wonderful lawns! And for something even cosier, head into your beautiful summer house, complete with comfortable seating and outdoor games and the same breathtaking views across the valley! And then, when you're ready for an adventure, simply set off out your front doors in any direction and you're sure to find a beautiful walking route!



## Facilities

Villa/House • Modern • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Pets on Request • BBQ • Hairdryer • Satellite TV • Games Room • Indoor Games • Table Football • Working Fireplace/Woodburner • Heating • Rural Location • Walking/Hiking Paths • Golf Nearby • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## Ground Floor

- Entrance hall leading to stair case, kitchen and living room
- Ample living room with comfortable sofas, arm chairs, satellite TV and stove
- Office room with sofa bed, table football, working desk, satellite TV, Wii console and access to a terrace
- Fully equipped kitchen with central island and dining area for 6 people
- Laundry room with washing machine and tumble dryer
- Cloakroom



## First Floor

- Master bedroom with zip & link beds, dressing room and en-suite shower room
- Bedroom with zip & link beds
- Bedroom with zip & link beds
- Family bathroom with bathtub and walk-in shower

## Exterior Grounds

- Large terrace and garden area
- Outdoor dining
- Garden furniture
- Barbecue

## Additional Facilities

- Wi-Fi
- Underfloor heating
- Washing machine & dryer
- Hairdryers
- Games room
- Parking

*\* Each of the bedrooms feature zip & link beds and so can be set up with either super-king or twin beds on request. Please state your preference at time of booking.*



## Location & Local Information

One of the northernmost Dales in the Yorkshire Dales National Park, Swaledale is an utterly beautiful place for a retreat among the rolling hills, wildflower meadows and sweeping valleys. At its heart is the quaint village of Reeth, bursting with cafes, pubs and craft shops perfect for a mooch and some refreshments. Yorkshire breweries produce some of the world's finest ale so be sure to try one or two in the local pubs.

Just a few minutes from the house is the Swale Trail mountain bike trail, stretching between Reeth and Keld and suitable for young cyclists and with bike hire available nearby! Indeed, the Yorkshire Dales are a rural paradise for walkers, cyclists or simply anyone who enjoys the fresh air, peaceful countryside and friendly locals. Wherever you head in this expansive National Park, you're sure to meet a friendly face to point you in the right direction, recommend a village pub or let you in on a few local secrets.

Like all of Yorkshire, the walking paths in the Dales criss-cross infinitely, leading you up gentle sloping hills and through winding valleys, alongside coursing rivers and meandering streams. The roads are equally winding, taking you through the lush green landscape in the most scenic ways, passing through each quaint village and past countless barns and curious livestock.

North Yorkshire is one of the UK's most beautiful counties, home to the two vast National Parks of the Yorkshire Dales and the North York Moors, and bursting with history and tradition. Across the two national parks you'll find dramatic landscapes like that of Malham Cove, incredible scenery at every turn and always a warm welcome.

There are two cities in the county: York and Ripon, the latter of which is in fact the oldest city in England. Both are deeply historical, teeming with glorious architecture including their Minster and Cathedral respectively, and winding cobbled streets. Meanwhile, the endless villages that can be found in nearly every valley are undoubtedly worth visiting. Pop in for a pint and get to know the friendly locals at the village pub or try out the many quaint cafes.

Dotted across the breath-taking landscape of North Yorkshire are a series of striking examples of former abbeys, mostly now ruins. The most famous (and deservedly so) are Fountains Abbey near Ripon and Bolton Priory at the southern tip of the Dales, right at the entrance to the National Park. Complete with a rather lovely café and ice cream shop and set on the riverside amid thriving forests and rolling hills, this is worth a visit for its magnificent location alone!



# Local Amenities

Nearest Village	<b>Gunnerside (2 km)</b>
Nearest Town/City	<b>Richmond (30 km)</b>
Nearest Restaurant	<b>Kings Head Restaurant (2 km)</b>
Nearest Bar/Pub	<b>The Cavern Music Bar (29 km)</b>
Nearest Supermarket	<b>Co-op (28 km)</b>
Nearest Beach	<b>Long Sands Beach (112 km)</b>
Nearest Golf	<b>Catterick Golf Club (29 km)</b>

## What we love

- With stunning views stretching for miles across the Swaledale landscape, you can truly soak up the tranquillity of your location throughout the home!
- A converted stone barn in the heart of the Yorkshire Dales National Park, Swaledale House is a wonderfully unique home welcoming guests into a beautifully styled interior!
- The home is very much designed for living and for space – with several welcoming rooms indoors and plenty of choice for dining, socialising or enjoying moments of solitude outdoors!

## What you should know...

- All six beds offer the option to be zipped together to form a super-king-size bed, similarly there is a sofa bed available that can be set up as two singles or a one super-king-size bed
- Those traveling with children should note that there are steep drops at edges of the lawned areas and car park

# Terms & Conditions

- Security deposit: No security deposit is required for booking this property
- Arrival time: 4 pm
- Departure time: 10 am
- End of stay cleaning included?: Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- Linen & towels included?: Bed linen, bath and pool towels are included in the rental price.
- Energy costs included?: Yes, included in the rental price.
- Heating costs included?: Yes, included in the rental price.
- Internet access?: Wi-Fi internet access included in rental price.
- Minimum stay: 3 nights
- Changeover day: Flexible.
- Pets welcome?: On request only and with prior agreement with the owner. If accepted, a pet supplement of £20 per pet will apply (paid locally. max of 2 pets allowed).
- Smoking Allowed?: Not permitted.

*\* Please note that due to Covid-19, the check in and out times have been temporarily amended to allow for additional cleaning. Check in is now 5pm, check-out is 9am. Thank you for your understanding.*