



RICHMOND • DL10 4SE

Underbanks Farm, Reeth Road

Guide Price £850,000 - £875,000

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● UNDER OFFER

AT A GLANCE

- | | | |
|---|---------------------------------------|-----------------------------------|
| ✓ Exceptional Smallholding On The Edge Of The Yorkshire Dales | ✓ 15 Acres | ✓ Three Bedroomed Farmhouse |
| ✓ Traditional Farmhouse Kitchen & Utility Room | ✓ Sitting Room With Feature Fireplace | ✓ Master Suite With Dressing Room |
| ✓ Agricultural Buildings | ✓ Fishing Rights On The River Swale | ✓ Chain Free |

THE PROPERTY

Exceptional Smallholding On The Edge Of The Yorkshire Dales

Underbanks Farm, Land and Buildings.
No Agricultural Restriction.

Underbanks Farm is an exceptional smallholding occupying an elevated position on the edge of the Yorkshire Dales National Park, commanding breath taking views across its own land towards the River Swale and the surrounding countryside. The property comprises a beautifully converted detached stone barn, a range of versatile timber-framed agricultural buildings, and productive pastureland extending in total to approximately 15 acres.

Enjoying a tranquil yet accessible rural location, Underbanks Farm lies within easy reach of the historic market town of Richmond to the east. Richmond provides an excellent selection of amenities, including independent shops, restaurants, leisure facilities, and both primary and secondary schools. The area is also well served by highly regarded independent schools such as Aysgarth Preparatory School, Barnard Castle School, and Ampleforth College.

The farmhouse offers spacious and well-presented accommodation, rich in character and finished to a high standard throughout. The ground floor features an inviting reception hall, a generous sitting room, a cosy snug, a well-appointed kitchen, and a practical utility room. On the first floor, the master bedroom benefits from a dressing room or home office and an en-suite shower room, complemented by two further double bedrooms and a family bathroom.

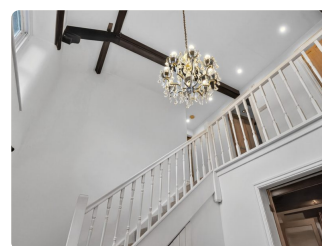
Externally, the property is set within a generous plot and enjoys secure off-road parking for multiple vehicles, together with an extensive lawned garden that takes full advantage of the far-reaching views across the smallholding. Underbanks Farm benefits from frontage to the River Swale, including the right to fish two rods, enhancing both its amenity and sporting appeal. The adjoining timber-framed agricultural buildings offer excellent accessibility from the farmhouse and the roadside, providing versatile options for a range of uses.

Underbanks Farm presents a rare opportunity to acquire a beautifully situated and easily manageable smallholding within one of the most picturesque and sought-after parts of the Yorkshire Dales National Park.

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15 Acres

Every room, inside and out



GALLERY



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Three Bedroomed Farmhouse



A room-by-room schedule

Set out floor by floor, as a plan would read it — from the entrance hall through to the gardens beyond.

01 GROUND FLOOR

Entrance Hall

Fitted carpet. Radiator. Beamed ceiling. Under stairs cupboard.

Living Room

Fitted carpet. 2 Radiators. Modern electric heater. Beamed ceiling. Feature brick fireplace housing open fire. 2 Windows to front. Window to rear.

Snug

Fitted carpet. Radiator. Beamed ceiling.

Kitchen Dining Room

Tiled flooring. 3 Radiators. Open fire. Beamed ceiling. Good range of wall and base units. Wooden worktop. Integrated dishwasher. Belfast sink. Electric Rangemaster oven. 2 Windows to front with pleasant views. 2 Windows to side with pleasant views. Window and door to rear.

Utility Room

Tiled flooring. Radiator. Oil fired combi boiler. Space for tumble dryer. Plumbing for washing machine. Water treatment plant. Window to rear.

02 FIRST FLOOR

Stairs & Landing

Fitted carpet. Beamed ceiling. Window to front with pleasant views.

Bedroom One

Large double bedroom. Fitted carpet. Beamed ceiling. Radiator. Modern electric heater. Loft hatch. Windows to front and side with pleasant views. En-suite: Tiled flooring. Tiled walls. Beamed ceiling. Corner shower. WC. Washbasin. Heated towel rail.

Dressing Room

Situated off bedroom 1. Could make an ideal home office. Fitted carpet. Radiator. Beamed ceiling. Clothes rail. Windows to rear and side.

Bedroom Two

Front double bedroom. Fitted carpet. Radiator. Beamed ceiling. Windows to front and side with pleasant views.

Bathroom

Tiled flooring. Feature Radiator/towel rail. Washbasin. WC. Roll top bath. Frosted window to rear.

Bedroom Three

Double bedroom. Fitted carpet. Radiator. Modern electric heater. Beamed ceiling. Windows to rear and side.

03 OUTSIDE

Parking

Ample off road parking to the front of the property.

Garden

Large lawned garden to front of property. Mature trees. Gravel driveway.

Garage

Good size garage with power and light. Wood burning stove. Up and over door. Door to side.

Outbuildings

A range of timber out buildings useful for livestock and machinery. There is also separate direct road access.

03 OUTSIDE

Land

All the land is situated within a ring fence of the house and buildings and comprises 14.60 acres of improved grassland, 1.16 acres of woodland and 1.56 acres of riverbed. The area occupied by the farmhouse and buildings extends to approximately 0.73 acres. Access to the land can be taken from the curtilage of the house or directly from the public highway. It is well served by a private water supply taken from the borehole. The land is bounded to the north by the River Swale on which the right to fish two rods is included within the sale. The purchaser may have the opportunity to rent a further 6.89 acres subject to separate agreement.

04 AGENTS NOTES

Material Information

Mains electric. Private water supply via a borehole. Drainage is via a private septic tank. Oil fired central heating. Flood Risk: Very Low with no known history of flooding. Broadband: Basic 18 Mbps

Additional Notes

The property is sold with the benefit to fish two rods on the River Swale. Further land could be available to rent.

Planning Permission

Following the successful application to remove the agricultural occupancy condition imposed under planning permission reference YD/1/27/35/A relating to West Underbanks Farm, Hudswell, the restriction has now been formally lifted. The dwelling is therefore no longer limited to occupation by persons employed in agriculture or forestry, allowing unrestricted residential occupation on the open market.



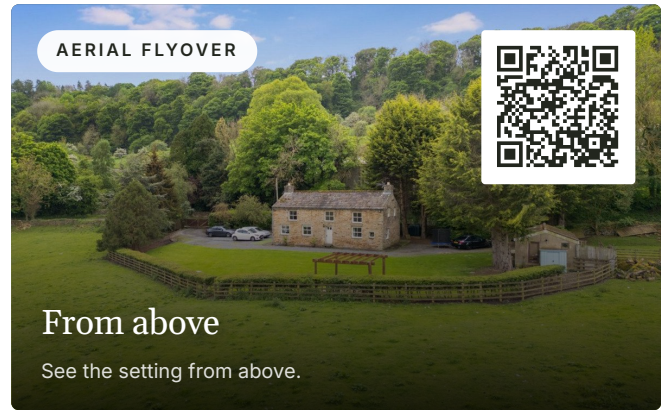
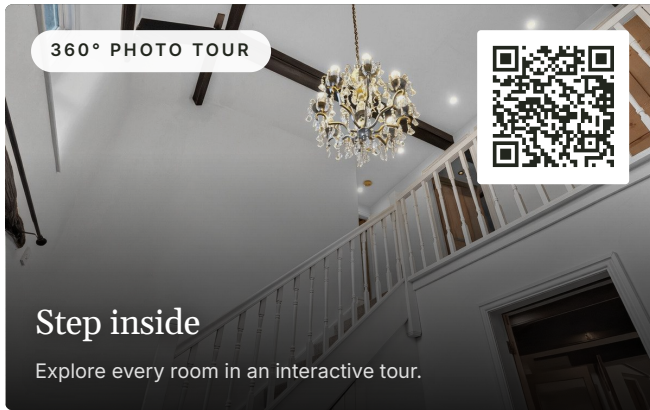
*Traditional Farmhouse
Kitchen & Utility Room*

ONLINE ONLY

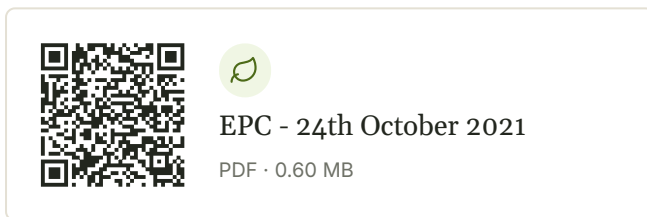
There's more on the website



Tours, video and paperwork don't fit on paper. Point your phone's camera at a code — or tap it, if you're reading this on a screen.



DOCUMENTS & LINKS



REQUEST THE VIDEO VIEWING

Interest piqued? Here's what's next.

Photographs got you this far — we picked them so they would. Our private video viewings take you further: one of our viewers will walk and talk you through Underbanks Farm properly, inside and out, room by room, pointing out every feature and every issue as they go.

Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.



ASK FOR THE
VIDEO VIEWING



Ground Floor



First Floor

Total floor area 144.3 sq.m. (1,554 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note: The boundary shown is for illustration purposes only and should be treated as an approximate guide. The exact legal boundaries will be confirmed by the title documentation.