J.R. HOPPER & Co. Est. 1886



RICHMOND • DL10 4SE

Underbanks Farm

Guide Price £775,000 | 3 | D

AT A GLANCE

- Exceptional Location, House & Paddock on the Edge of the Yorkshire Dales
- Outstanding Views
- 3 Acre Paddock
- Three Bedroomed Farmhouse
- Traditional Farmhouse Kitchen & Utility Room
- Sitting Room With Feature Fireplace
- Master Suite With Dressing Room
- Parking & Garage
- Chain Free
- Approx. 15 Acres of Land, Farm Buildings Available by Separate Negotiation

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THE PROPERTY

Exceptional Location, House & Paddock on the Edge of the Yorkshire Dales

Underbanks is a beautiful home with paddock now free from agricultural occupancy restrictions!

This beautiful 3 bedroom family home sits on 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 and a beautiful 3 acre paddock in front of the house.

Enjoying a tranquil yet accessible rural setting, Underbanks Farm is situated approximately one mile to the 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 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 presents a rare opportunity to acquire a beautifully situated home within one of the most picturesque and sought-after parts of the Yorkshire Dales National Park.

For those seeking additional space or a countryside lifestyle, there is also the exciting opportunity to purchase or rent a further 15 acres (approx.) of productive meadow and pastureland, together with a range of agricultural buildings and frontage onto the River Swale, including fishing rights for two rods, all available by separate negotiation.

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Outstanding Views

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GALLERY

Every room, inside and out





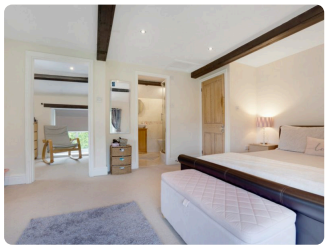












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GALLERY











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3 Acre Paddock

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THE ACCOMMODATION

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 and 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.

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03 OUTSIDE

Paddock

A beautiful three-acre paddock lies immediately in front of the house and is included in the sale, providing a wonderful setting with stunning countryside views. For those seeking additional land, there is also the opportunity to purchase or rent further acreage by separate negotiation.

04 ADDTIONAL LAND AND BUILDINGS BY SEPERATE NEGOTIATION

Land

Further land available to rent or buy is situated within a ring fence and comprises 14.60 acres of improved grassland, 1.16 acres of woodland and 1.56 acres of riverbed. 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 adjoining Swale View Caravans subject to separate agreement.

Buildings

A modern concrete and steel agricultural building, together with a range of timber-built sheds and yard area. The buildings benefit from separate access directly from the main road.

05 AGENTS NOTES

Services

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

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.

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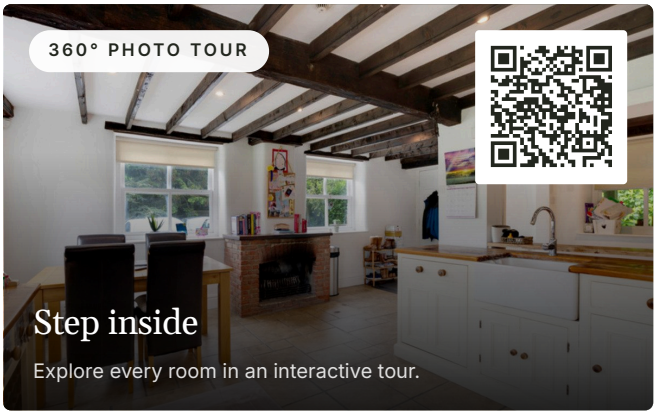
Three Bedroomed Farmhouse

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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

EPC - 20th October 2026

PDF · 0.64 MB

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

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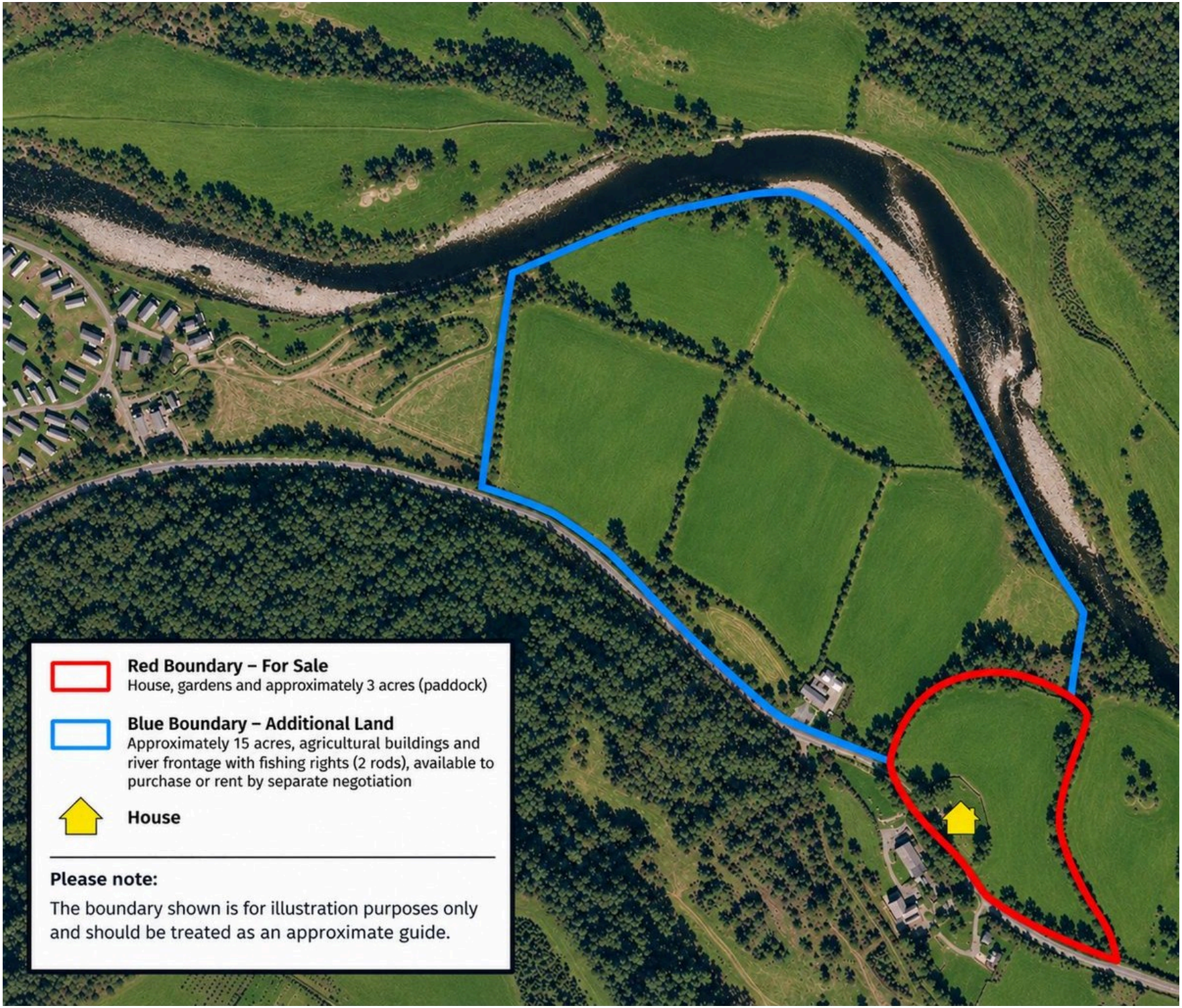
Ground Floor

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

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