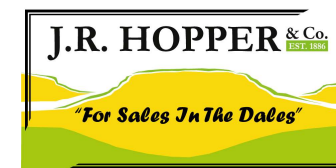




Underbanks Farm, Reeth Road, Richmond, DL10 4SE

Guide Price £800,000 - £850,000



Key Features

- Exceptional Smallholding On The Edge Of The Yorkshire Dales
- 25 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
- Agricultural Occupancy Condition
- Chain Free



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 25 acres (10.12 hectares).

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. The dwelling is subject to an agricultural occupancy condition.

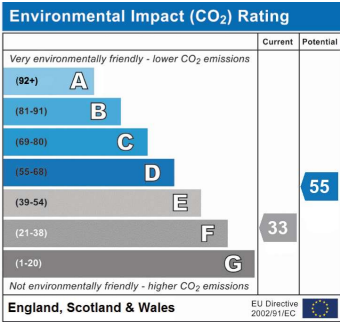
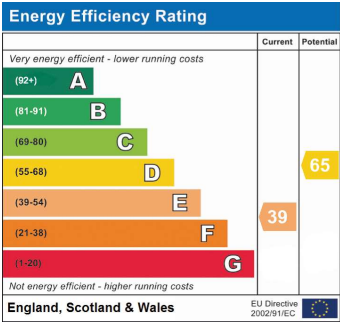
Externally, the property is set within a generous plot and enjoys secure off-road parking for multiple vehicles, together with an extensive lawned garden that takes full advantage of the far-reaching views across the smallholding. Underbanks Farm benefits from frontage to the River Swale, including the 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.

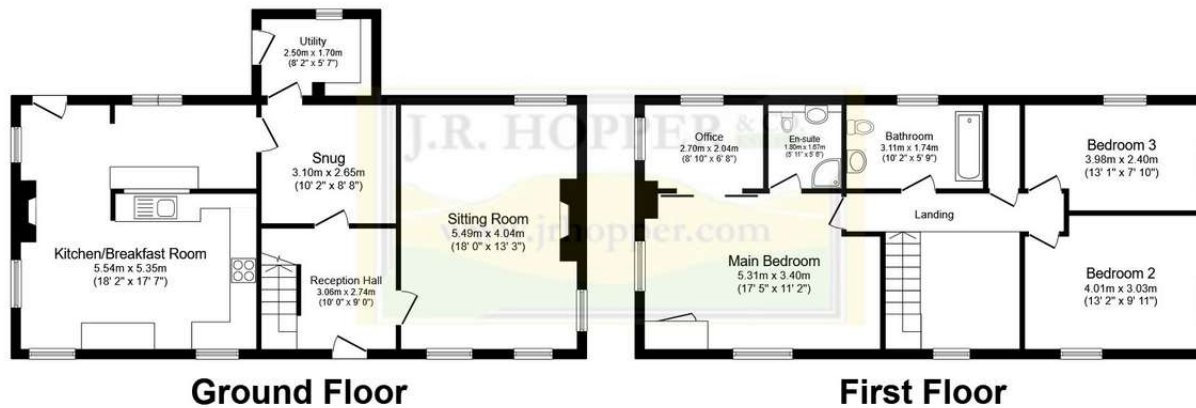
Underbanks Farm presents a rare opportunity to acquire a beautifully situated and easily manageable smallholding within one of the most picturesque and sought-after parts of the Yorkshire Dales National Park.











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