











## Location

- Despite its semi rural location, The Marske Hall Estate is approximately 6 miles to the west of Richmond and is ideally positioned for access to the A66 dual carriageway, which in turn links directly with the A1(M) and the national motorway network at Scotch Corner.
- Teesside Airport which provides regular domestic and international flights to a wide range of destinations.
- There is convenient access (18.4 miles) to the East Coast mainline from Darlington running 58 times a day, making London Kings Cross just over 2h 20m away.
- Richmond's soon to be completed Designer Outlet is 22 min (9.9 mi) via A6108 by car.
- Richmond Market Place is just 5.7 miles to the east and known as one of Britain's finest historic towns boasting the oldest castle in the UK; an important tourist destination and widely recognised for its excellent range of eateries and independent shops as well as some highly regarded schools.
- Northallerton market town is located 21 miles away with its very own independent department store and Betty's Tea Room and Every Man cinema
- Reeth market place is 4.7 miles away with beautiful walks across the beautiful Fremington Edge and a scattering of independent cafes and shops.



# The Sawmill

Nestled within the enchanting landscape of the Yorkshire Dales National Park, discover an exclusive offering of two meticulously converted barn-style properties – the former sawmill, each boasting three bedrooms along with private en suite bathrooms.

These Grade II listed residences, with origins dating back to the middle of the last century, exude timeless charm and historical significance. Adhering to the allure of the Yorkshire Dales, these properties are subject to section 106 local occupancy, welcoming residents with a connection to North Yorkshire for three or more years, or alternatively, the potential for lucrative holiday lets.

Immerse yourself in the modern comforts seamlessly integrated into the heart of these homes. Renovated in 2023, each unit features oil-fired central heating and a contemporary electrical installation. With the convenience of mains water and drainage, these freehold properties, spanning approximately, promise both luxury and functionality.





The conservative projected gross annual income further solidifies the appeal, presenting an exceptional opportunity for both residential and commercial pursuits.

With an unwavering commitment to the highest standards of renovation, these cottages provide a luxurious escape for those in search of a distinctive and memorable getaway.

The potential for further development lies within the adjoining 4 acres of woodland which can be bought by separate negotiation, whether it is log cabins or treehouses or maybe even more cottages (all subject to planning approval) the options are endless.





# Woodcutters Cottage

Step inside of Woodcutters Cottage, where the open living space captivates with its welcoming ambiance. The stone floors, reminiscent of the building's industrial past, exude a timeless charm. This space is perfect for hosting dinner parties or enjoying family gatherings whilst delving into a hearty Sunday lunch.

The spacious L-shaped layout of each property allows for a seamless flow between the living areas and the bedrooms. Both properties boast three double en-suite bedrooms, providing you with a perfect blend of privacy and comfort. The stylish design means you can enjoy all the modern luxuries, whilst still enjoying that sense of history throughout.







HOME



# Farriers Cottage

Time to explore Farriers Cottage where the rugged beauty of stone floors, and remnants of the mill's industrial past, welcomes you, creating an atmosphere of rustic elegance.

The fully integrated kitchen, fit with a stylish shaker-style blue, stands as a testament to both contemporary design and the property's historical roots. Stone arches separate the kitchen from the living area, providing a harmonious flow while preserving a sense of distinct spaces.

Find three en-suite bedrooms, each a private area for relaxation. One of them surprises you with an old wash tub, offering a charming nod to the past.













## Finer Details

- Grade II listed with origins dating back to the middle of the last century
- Stone Walls and Roof
- Oil fired central heating fitted 2023
- Water filled under floor heating throughout
- Fully Integrated Kitchen
- Beautifully designed bathrooms with Italian Tiling
- Electrical installation 2023
- 10 Year Q Build Warranty
- Fully Insulated to enhance thermal and acoustic performance
- Windows fitted with double glazed conservation glass
- Mains water and drainage
- Freehold
- Approx. 2871 sqft
- Projected gross annual income £140k PA
- Each unit is subject to section 106 local occupancy restriction











## Local Attractions

- North Yorkshire Dales National Park 0.00 miles
- Downholme Viewing Point 3 miles
- Richmondshire Museum 5.7 miles
- Green Howards Museum 5.7 miles
- The Station Art and Cinema 5.7 miles
- Richmond Castle 5.7 miles
- Easby Abbey 6.6 miles
- Foxglove Covert 8.9 miles
- Middleton Lodge 10.9 miles
- Forbidden Corner 12.5 miles
- Aysgarth Falls 13.1 miles
- Thorpe Perrow 17.6 miles
- Lightwater Valley 33.5 miles







# Farriers Cottage

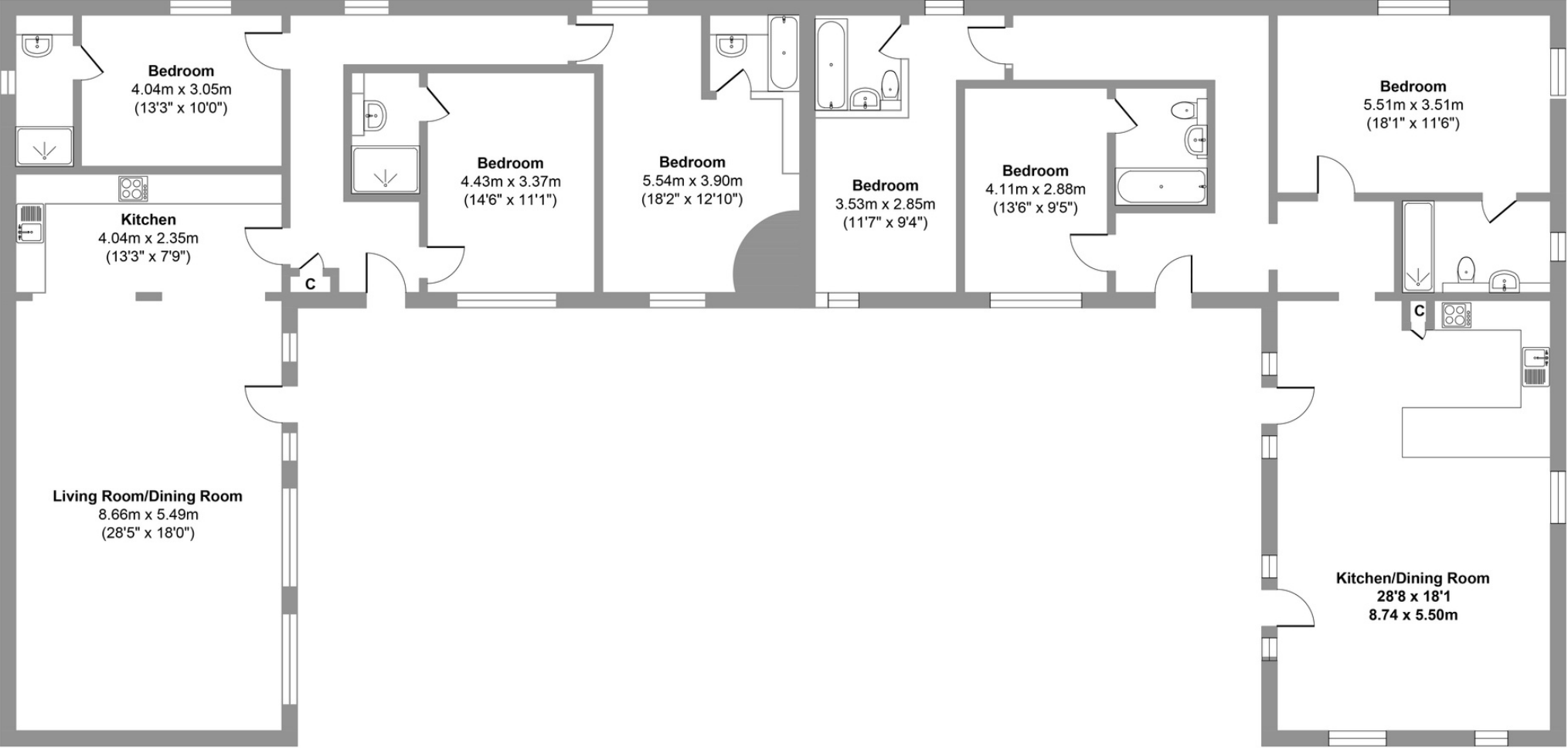
 3
  3
  1
  1456 sqft

Total area approx. 135.3 sq. meters (1456.3 sq. feet)

# Woodcutters Cottage

 3
  3
  1
  1415 sqft

Total area approx. 131.5 sq. meters (1415.4 sq. feet)





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