



West Underbanks Farm  
Reeth Road | Richmond | North Yorkshire | DL10 4SE

FINE & COUNTRY



# Seller Insight

“ From the moment I first set eyes on this property, I was completely enchanted. Nestled in the peaceful surroundings of the national park, with panoramic views stretching as far as the eye can see, I immediately saw the potential for a truly special family home, and it has more than fulfilled that promise. Over the past 20 years, we've lovingly transformed it, adding a spacious extension and renovating every corner with care.

What I've loved most is how the home comes alive in every season. Whether it's waking up to a crisp winter landscape blanketed in snow, or summer evenings spent walking up to the barbecue house at the top of the hill, every day here has offered something magical. The land has been a playground for our daughters—building dens, riding quad bikes, and even raising sheep and chickens. It's a place where childhood memories were made and where family and friends gathered for barbecues, birthdays, and joyful Christmases.

The space, both indoors and out, has made entertaining easy and endlessly enjoyable. And when the deer wander across the fields in the early morning light, it still feels like a scene from a storybook. I'll miss the views the most, watching the landscape shift with the seasons is a privilege that never grows old.

Living here has been more than just residing in a house, it's been a lifestyle of calm, connection, and celebration. Whoever makes this their home next will be stepping into something truly special.\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









# Step inside

## West Underbanks Farm

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Welcome to West Underbanks Farm, more than just a house, this is a home filled with warmth, character and thoughtful design. Measuring just over 3,700 square feet, this quintessentially British farmhouse has been thoughtfully extended and renovated to create an incredibly special family home.

Downstairs the property has well laid out accommodation comprising living room with multi-fuel stove, a study and a utility room. At the heart of the home lies the stunning kitchen/dining/family room, ideal for everyday family life and entertaining, from here, double doors and large windows offer stunning views of the valley beyond. Upstairs, the oak staircase leads to five beautifully appointed bedrooms. The principle bedroom includes a bespoke dressing room and hidden entrance to a spacious en-suite. The further four double bedrooms offer ample space for family living. A stylish family bathroom with a dual-ended bath and walk-in shower completes the first floor.











### Step outside

Nestled within 14 acres of land, West Underbanks Farm, offers privacy with stunning views from the hillside across the River Swale and to Richmond Castle in the distance.

Accessed via wooden gates, the private sweeping driveway leads up to the property, passing the partially built triple garage with full planning permission. The driveway continues up to the top of the property, offering additional parking to the front and rear.

The grounds are made up of ancient woodland, part of which is designated a Site of Special Scientific Interest by Natural England (Swaledale Woods & Grassland), a small paddock with field shelter, a Nordic-style barbecue hut, as well as the formal garden with a large lawn and outdoor seating area; the perfect backdrop for summer gatherings, garden parties, or just a peaceful cup of coffee in the morning sun.

The property also benefits from an array of outbuildings, the little cottage to the side of the main house makes an ideal art studio or home office and was historically used as B&B accommodation. The large barn has previously been used to store machinery but could equally make an ideal garage for car lovers and collectors, the mezzanine level provides additional storage or office space.

Location: Within easy reach of the historic market town of Richmond, West Underbanks Farm benefits from the range of artisan shops, cafes, restaurants, bars, cinema, art gallery, swimming pool, and weekly markets that Richmond has to offer. The town is also well-regarded for its schools and is conveniently located for commuting due to its proximity to the A1(M) and A66 Pennine route.

Directions: Around a mile and a half outside of Richmond on the road towards Reeth, turn left through the stone gate post and ascend the tarmac driveway to West Underbanks Farm.

what3words ///bandwagon.shudders.contain

Services, Utilities & Property Information

Utilities – Mains electricity, private water supply via boar hole and drainage via septic tank

Tenure – Freehold

Property Type – Detached

Construction Type – Stone

Council Tax – Richmondshire District Council. Band F

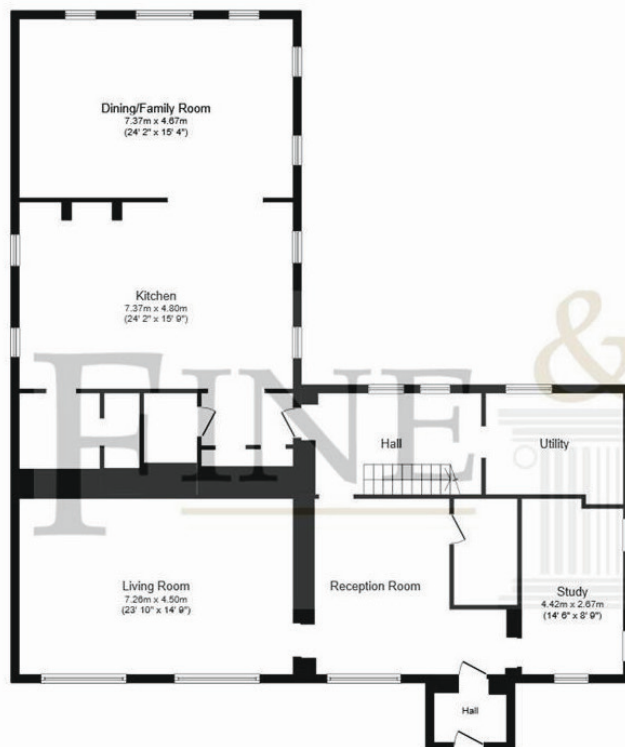
Parking – Extensive private off-road parking

Mobile Phone Coverage – Check with your provider

Internet Connection – EE Broadband

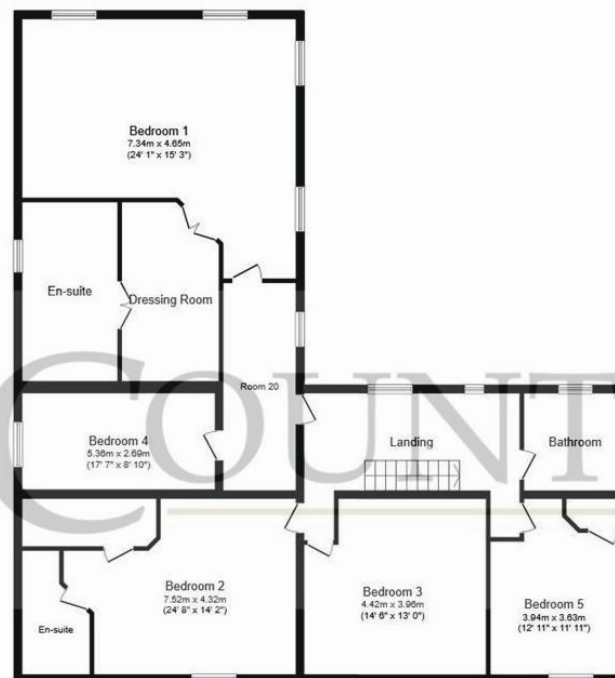
Public and Private rights of way – There is a public footpath that runs through the property

Viewing Arrangements – Strictly via the vendor's sole agent at Fine & Country North Yorkshire



**Ground Floor**

Floor area 193.2 sq.m. (2,080 sq.ft.)



**First Floor**

Floor area 189.7 sq.m. (2,042 sq.ft.)



**Outbuilding**

Floor area 18.5 sq.m. (199 sq.ft.)

**Total floor area: 401.4 sq.m. (4,321 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)



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