



HOLLINS FARM

High Lane, Low Row, Richmond



GSC GRAYS

PROPERTY • ESTATES • LAND

HOLLINS FARM

HIGH LANE, LOW ROW, RICHMOND, DL11 6NY

A SUPERB, STONE-BUILT PROPERTY SITUATED IN A FANTASTIC RURAL SETTING, EXTENDING TO APPROXIMATELY ONE ACRE, WITH STUNNING, FAR-REACHING PANORAMIC VIEWS OVER SWALEDALE.

Accommodation

Entrance Porch • Dining Kitchen • Sitting Room • Breakfast Area • Study/ Snug
Boot Room • Five Double Bedrooms (Three En-Suite) • House Bathroom

Externally

Gardens • Paddock • Orchard • Patio • Garage • Parking



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Alnwick
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Tel: 01377 337180

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Situation and Amenities

Hollins Farm is situated within a rural setting, accessed from a shared, green lane, surrounded by open countryside and a couple of miles from the village of Low Row, which offers a popular pub and church. The property is positioned on the southern side of the River Swale, in the heart of the Yorkshire Dales National Park in Swaledale.

The town of Reeth is situated approximately 4 miles away and is well served with a primary school, doctors' surgery, local shops, tea rooms, public houses and the Dales Bike Centre. Further amenities are available in the market towns of Leyburn, 12 miles and Richmond, 15 miles, where there are many excellent local and artisan shops, a weekly outdoor market, filling station, dentist, primary and secondary schools and a sixth form colleges. Leyburn is also home to one of the largest auction houses in the UK, Tennants Auctioneers on the eastern outskirts of the town. With Leyburn known as the gateway to the Dales, it benefits hugely from tourism and has good communications and relatively easy access from the A1 at Catterick.

There are also various independent schools available in the area, including Aysgarth Preparatory School (Newton le Willows), Queen Mary's School for girls at Thirsk, Ampleforth, Sedburgh and other excellent schooling facilities in Harrogate and York.

The nearest train station is at Darlington (about 30 miles) with regular TransPennine and east coast main line services to York, Newcastle, London or Edinburgh. Leeds Bradford and Newcastle are the nearest international airports and there is an increasing number of services being offered from Teesside International Airport.

Hollins Farm

This superb property has been beautifully maintained to offer high-quality fixtures and fittings, sympathetic to the nature and period of the building, with an abundance of character to be found throughout. The property is set in a private location



with flexible living accommodation and stunning views from every window. The rooms, whilst spacious, have comfortable proportions and hold the potential for multi-generational living with two staircases and various entrance doors into the property.

The character features of note include exposed stonework, vaulted ceilings, cottage-style sash windows with stone sills, traditional ironmongery, an Aga within the kitchen, various alcoves and stone shelving, stone-flagged flooring, beams, original stone staircase to the main first floor landing, character cupboards, fireplaces and a cast iron spiral staircase, to name a few.

The property also offers generous gardens and grounds with private parking for several vehicles, a garden separated into various areas, two substantial stone-paved patios, one to capture the morning sun and one to showcase the stunning views, as well as a paddock area.

This exceptional home is ideal for those looking for a more remote rural setting yet accessible to the facilities available in nearby Low Row, over the river, and Reeth only a few miles away.

Accommodation

There is a glazed porch to the front of the property, giving access to the dining kitchen, with stone flooring throughout the majority of the ground floor.

The dining kitchen has bespoke, solid wood cabinets with granite worktops, a double Belfast sink, fitted Aga and integrated appliances as well as a pantry-style cupboard and plenty of room for a dining table. There is an alcove to the breakfast area, perfect for entertaining larger parties, and could be used as a home study or additional seating area.

There is a snug/study with log-burning stove, stone shelving and a window to the front. The main entrance hall/boot room has a stable door, various stone shelves, two cupboards and the main staircase to the first floor.

The sitting room has a triple aspect and two doors leading out to the gardens, with the potential to be used as Air B 'n' B accommodation (subject to consents) or for multi-generational living. There are exposed stone walls, a log-burning stove and a cast iron spiral staircase to the first floor.



The main first floor landing has original stone steps leading to original oak flooring along with eaves storage. There are doors to three bedrooms and the house bathroom.

The principal bedroom is a substantial double, with a fitted wardrobe and a window with stone sill, offering a lovely view. It benefits from an en suite wet room with quality tiling, a vaulted ceiling, Sanitan wash hand basin and w.c. The second bedroom is also a large double with a stone feature fireplace and storage cupboard, whilst the third bedroom is currently used as a dressing room with fitted wardrobes and storage.

The house bathroom has a free-standing roll top bath, Sanitan sanitaryware and a shower.

There are two further double bedrooms, accessed from the spiral staircase, both offering en-suite facilities. One of these benefits from a rolltop bath with shower above whilst the fifth bedroom is unique with a vaulted ceiling, a mezzanine level with oak steps and iron railings, a stable door leading to an external staircase and an en-suite shower room.



Gardens and Grounds

Hollins Farm is approached via a shared green lane, with the private access through a tree lined drive with gated access, leading up to parking for several vehicles and a timber-clad garage with electric door. Steps lead down to the stone-paved patio seating area and areas of garden including an orchard, which offers a variety of fruit trees such as apple plum, gooseberry, blackberry and damson. There is also an outbuilding containing the ground source water heating system and a utility area with fitted units, space for white goods, a sink, additional cooker and freezer.

There is an additional L-shaped area to the front and west, below the stone-paved patio, predominantly paddock but open to be landscaped, if desired, with fenced and hedged boundaries. In the west part there are three mature and five sapling sycamore trees and a ruined stone barn.

The property would be ideal for those looking for a rural setting with grounds extending to just over one acre, with fantastic views.

Owner's Insight

This 18th century farmhouse has been extensively renovated to a high standard, creating a remarkable, energy-efficient, light, five bedroom and four bathroom home. In the heart of the Yorkshire Dales National Park, the elevated and secluded position gives stunning views of Swaledale including the river valley, Low Row village, the moors and distant views west to the River Swale source.

Tenure

The property is freehold and will be offered with vacant possession on completion.

Viewings

Strictly by appointment with GSC Grays.
T: 01748 829 217.

Local Authority

North Yorkshire Council.

Council Tax

Band E.

Services

The property benefits from underfloor heating to the ground floor and exceptionally upper floor. Mains electricity. Private water supply with water filtration system. Private septic tank drainage. Ground source water heating. Solar panels with feed-in tariff. FreeSAT satellite TV and telephone landline.

Wayleaves, Rights of Way and Covenants

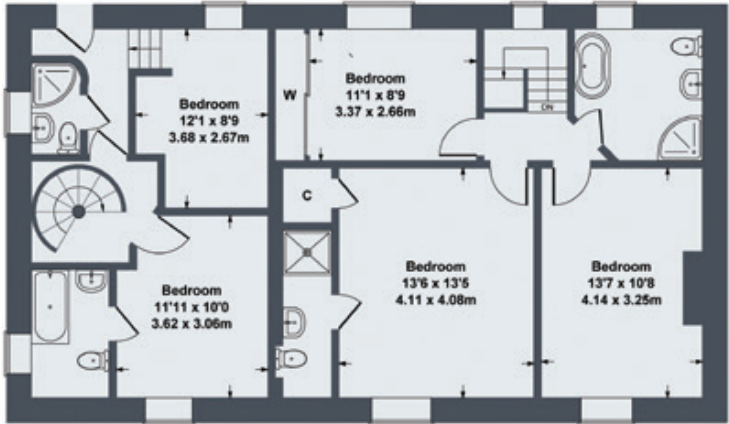
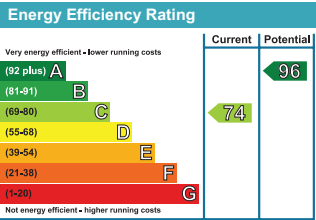
Hollins Farm is sold subject to and with the benefit of all existing rights, including rights of way, light, drainage, water and electricity and all other rights and obligations, easements and all wayleaves or covenants whether disclosed or not.

The property is accessed by a green lane shared with four neighbouring properties. Please note, the track is steep and undulated in places and is best accessed by a 4 x 4 vehicle.

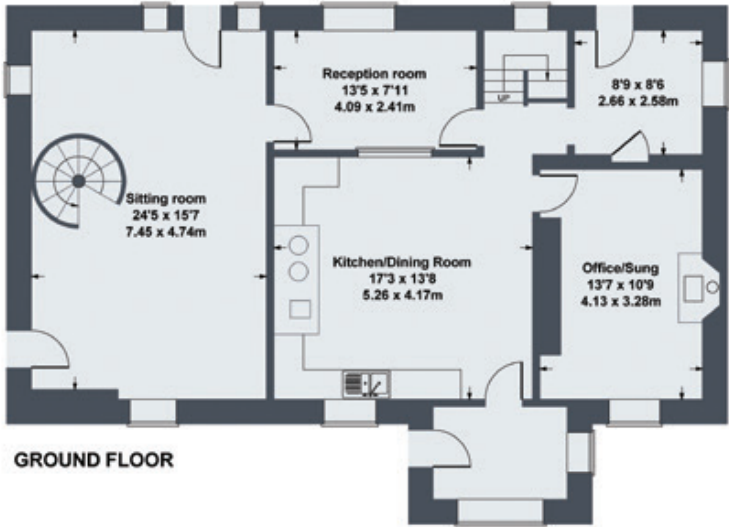
We understand that there is a public footpath, highlighted in blue which runs through the title of the property. There is also a right of access to field through the parking area in favour of a neighbouring farmer.

Hollins Farm, Whitaside, Low Row

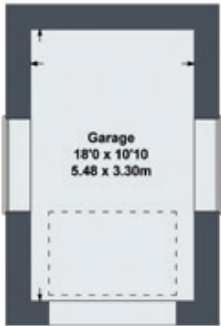
Approximate Gross Internal Area
2594 sq ft - 241 sq m



FIRST FLOOR



GROUND FLOOR



GARAGE



OUTBUILDING

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: May 2025

Photographs taken: May 2025