



Highfield House Hudswell, Richmond, DL11 6BJ
£650,000

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GORGEOUS & TRULY IRRESISTIBLE Period Home in this Highly Sought-after Village, with Large South Facing GARDENS, 6.56m x 5.34m max (21'6" x 17'6") GARAGE/WORKSHOP BUILDING & STORES. 5.81m (19'0") KITCHEN/BREAKFAST ROOM, Large DINING ROOM, 7.68m x 4.32m (25'2" x 14'2") SITTING ROOM & Lovely Vaulted GARDEN ROOM, UTILITY & WASHROOM/WC; 4 Double BEDROOMS, 'House' BATH/SHOWER ROOM & En-Suite BATH/SHOWER ROOM. NEW boiler February 2025 VERY HIGHLY RECOMMENDED.

Hudswell is a highly regarded former 'YORKSHIRE VILLAGE OF THE YEAR', situated on the edge of The Yorkshire Dales National Park & close to historic Richmond. There is an award-winning, community pub (The George & Dragon with a small shop) superb scenery & great walks. The A1(M) & A66 at Scotch Corner are just 6.5 miles & Darlington mainline rail station is about 15 miles (2 hours 20 minutes to LONDON Kings Cross).

FRONT PORCH

Twin front doors & attractive tiled flooring.

SITTING ROOM 7.68m x 4.32m (25'2" x 14'2")

A charming heavy beamed room with impressive stone surround fireplace, staircase to first floor with OFFICE AREA under (Shelving, cupboards & drawers). 2 recessed double-glazed 'seat' windows to front, 'internal' window & door to GARDEN ROOM & door to:

DINING ROOM 4.48m x 4.32m (14'8" x 14'2")

Another well-proportioned room with feature fireplace, beamed ceiling with down-lighting. Recessed double-glazed 'seat' window to front & double doors to:

KITCHEN/BREAKFAST ROOM 5.81m x 3.92m (19'0" x 12'10")

Fitted with an extensive range of 'Oak' wall & floor units with Granite worktops & inset sink. Integrated range stove with extractor over & (New) integrated Bosch dishwasher. Down-lighting, windows to side & rear (Garden views), doors to UTILITY (See below) & open to:

Vaulted GARDEN ROOM 4.95m x 4.07m into sill (16'2" x 13'4" into sill)

A lovely room with light, power & radiator. UPVC double-glazed with patio doors opening on to a screened terrace.

UTILITY ROOM 4.74m x 1.33m (15'6" x 4'4")

Fitted with a range of 'Oak' wall & floor units with Granite worktops, plumbing for washing machine under & storage cupboard. Down-lighting & Grant oil boiler (NEW February 2025). Doors to outside &:

WASHROOM/WC

Washbasin, WC & window to side.

FIRST FLOOR LANDING

Window to rear & archway to:

MASTER SUITE 5.80m x 5.39m overall (19'0" x 17'8" overall)

Comprising:

DRESSING AREA 2.50m x 2.15m (8'2" x 7'0")

Wall-to-wall built-in cupboards. Window to side & door to:

Double BEDROOM 1 (VIEWS) 5.39m min x 3.60m (17'8" min x 11'9")

Fitted wardrobes, down-lighting & windows to side & rear overlooking the gardens.

EN-SUITE BATH/SHOWER ROOM 2.26m x 2.07m (7'4" x 6'9")

Panelled bath, separate shower cubicle, washbasin with cupboard & WC. Window to side.

Double BEDROOM 2. 4.64m x 3.68m (15'2" x 12'0")

Fitted wardrobes, down-lighting & windows to front & rear.

Double BEDROOM 3. 4.34m x 2.87m (14'2" x 9'4")

Window to front.

Double BEDROOM 4. 3.47m x (3.97m max) 2.66m min (11'4" x (13'0" max) 8'8" min)

Fitted cupboard, down-lighting & window to front.

BATH/SHOWER ROOM 2.76m x 2.07m (9'0" x 6'9")

Panelled bath with shower over, washbasin & WC. Wall recess with cupboard & shelving. Window to side.

OUTSIDE

Stone boundary wall & front flower/shrub planting. Outside lighting, gate to Front Porch & 5-bar gate to:

REAR

Extensive gravelled parking area leading to:

GARAGE/WORKSHOP BUILDING 6.56m x 5.34m max (21'6" x 17'6" max)

2 sets of double doors, side door & window, light & power.

2 Adjoining STORES 4.01m x 2.95m (13'1" x 9'8")

Light, power & oil tank.

Enclosed SOUTH FACING GARDENS

Fabulous: Flagged terrace with Wisteria - an ideal Al Fresco area overlooking the gardens, outside NETTIE (LPG bottles) & large lawned garden with established flower/shrub planting & trees, secret garden with Pear & Blackberries, & wild garden with lovely views over gently rolling grazing land.

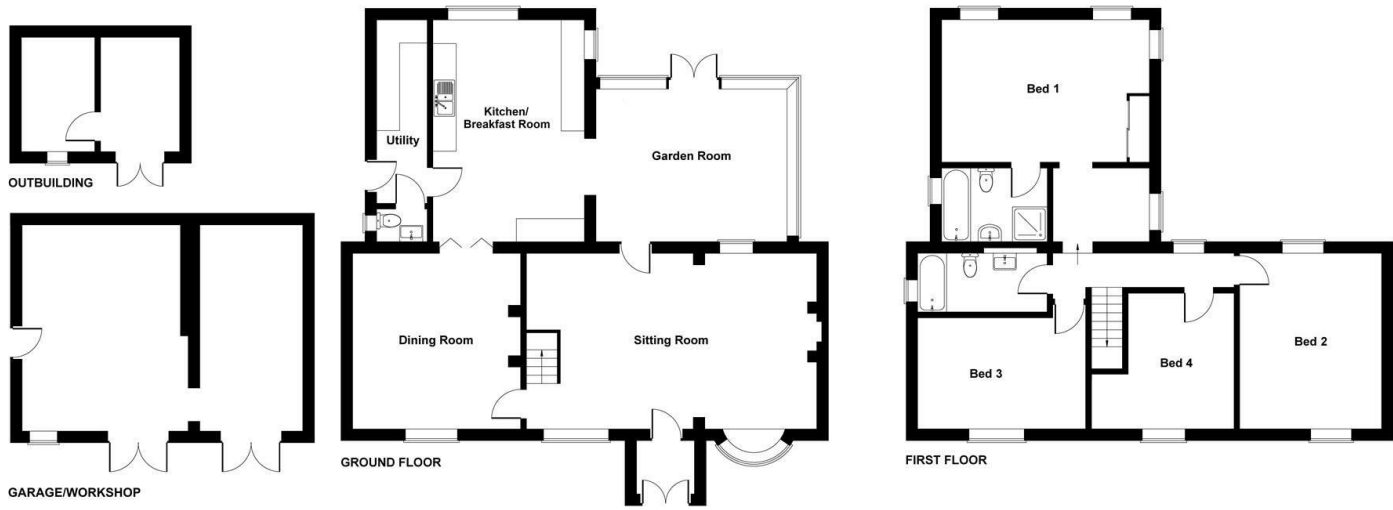
NOTES

- (1) Freehold
- (2) Council Tax Band:
- (3) Mains Electricity, Water & Drainage
- (4) Oil Central Heating & Double-glazing
- (5) NB: Badger Sett at the bottom of the rear garden



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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.
Produced by Potteplans Ltd 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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