



Manor House Farm

Hudswell, Richmond, North Yorkshire, DL11 6BL



Robin Jessop

A STONE BUILT DOUBLE FRONTED PROPERTY IN AN ACCESSIBLE VILLAGE LOCATION

- Stone Built Double Fronted Character Property
- Three Double Bedrooms
- Two Reception Rooms
- Updating Required Throughout
- Attached Former Stables with Potential
- Pretty Front Garden with Courtyard to the Side
- Parking to the Rear
- Guide Price: Offers In Excess of £325,000

SITUATION

Richmond 2 miles. Leyburn 6 miles. A1 (M) 7 miles. Bedale 9 miles. Darlington 15 miles. Teesside 22 miles. Leeds Bradford & Newcastle Airports are a 1 hour's drive. (All distance are approximate).

Hudwell benefits from having a community owned public house which serves food, a village shop together with a village hall which regularly runs various clubs and events. There is a wide range of facilities and amenities in the nearby towns of Richmond and Catterick. Its rural yet accessible position makes commuting to the larger centres of Teesside, Harrogate and York a reasonable distance.

DESCRIPTION

Manor House Farm is an attractive stone built character property situated in the centre of Hudswell. The property has been maintained yet would now benefit from updating throughout. The property benefits from being fully double glazed and having oil fired central heating.

Manor House Farm is entered directly into the sitting room which has a stove and a window to the front. To the right there is a second sitting room or formal dining room with an open fire. The kitchen is to the rear of the property and features a range of fitted wooden units with a stainless steel sink and drainer and a freestanding oven. There is space for a fridge freezer, dishwasher and plumbing for a washing machine. Usefully, there is a large understair cupboard which provides excellent storage and a good size utility/boot room with the central heating boiler and a door leading out to the side.



To the first floor there are three bedrooms. Two front bedrooms are very well proportioned with the third bedroom being a small double with limited headheight. There is a house bathroom with bath, WC and hand basin which also has a sloping ceiling.

Externally the property is complemented by a pretty garden to the front which has lawn and established flower beds and shrubs. To the side is a private patio area which provides an excellent shaded seating area and provides access into the attached former stables. This offer potential to be developed subject to obtaining the necessary consents and also makes excellent storage. There is also an outside WC. To the rear there parking for a number of cars.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

What3words

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property. [///glassware.bolsters.heave](#)

FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

TENURE

Freehold with vacant possession.

AGENT NOTE

Please note that the two properties to the rear have access across the driveway.

COUNCIL TAX

Band C.

SERVICES

Mains electricity, water and drainage. Oil fired central heating. Broadband connection available.

LOCAL AUTHORITY

North Yorkshire County Council, County Hall, Northallerton, North Yorkshire, DL7 8AD.



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Approximate gross internal area

Total 139 sq m - 1496 sq ft



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 Potterplans Ltd. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Robin Jessop Ltd
 info@robinjessop.co.uk
 01969 622800
 01677 425950
 www.robinjessop.co.uk

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