



Hill Top Farm

Whaw, Arkengarthdale, Richmond, North Yorkshire, DL11 6RR



Robin Jessop

A TRADITIONAL DALES FARMHOUSE IN A STUNNING RURAL LOCATION WITH PANORAMIC VIEWS OF ARKENGARTHDALE

- Attractive Stone Farmhouse
- Elevated South Facing Position with Panoramic Views
- Two Reception Rooms & Four Double Bedrooms
- Character & Period Features Throughout
- Attached Stone Barns with Potential (Subject to Planning)
- Useful Workshop/Studio
- Further Agricultural Building Providing Extensive Storage
- Pretty Front & Side Gardens
- **Guide Price: £575,000**

SITUATION

Reeth 6 miles. Barnard Castle 11 miles. Leyburn 13 miles. Richmond 16 miles. Kirkby Stephen 17 miles.

Hill Top Farm is situated in a stunning elevated position on the hillside above Whaw in Arkengarthdale. Arkengarthdale is home to the CB Inn, Red Lion pub and St. Mary's Church with the Community Hub which offers many activities and events. The larger town of Reeth is 6 miles from the property where there is a wider range of facilities including shops, cafes, pubs, a primary school and a doctor's surgery.

The property is also well placed in relation to larger centres of Barnard Castle, Richmond and Kirkby Stephen. The A66 is approximately a 20-minute drive which brings the larger centres of Darlington, Teesside and Harrogate within a reasonable commuting distance. This road also provides excellent access into the Lake District.

DESCRIPTION

Hill Top Farm comprises an attractive traditional Dales farmhouse which stands in an impressive, south facing position on the hillside above Whaw. The property has a very rural feel yet is accessible to a number of local villages and towns. The property is fully double glazed and has oil fired central heating.



The property is entered into via a useful porch with space for boots and coats, which leads through into the farmhouse kitchen. This has a built in cupboard, a sink and drainer with units which are complemented by an oil fired Aga. Just off the kitchen is a back hall providing access to a shower room, utility and a substantial boot room with plumbing for a washing machine. Leading through is a spacious living room with an impressive stone fireplace with a Morso multi fuel stove. There is also a snug off this room which could be used as a ground floor bedroom if required.

To the first floor there are four double bedrooms. One of which is currently used as a living room with a multi fuel stove set into the chimney breast. Each bedroom enjoys panoramic views across the valley and the main bedroom benefits from having an ensuite shower room and an eaves storage room.

Externally the property is complemented by a good sized garden at the front which features a lawn, mixed flower beds, patio greenhouse and a vegetable patch. There is a further garden to the side with lawn and patio for seating together with parking for two vehicles to the front of the property.

The property is further complemented by a studio with running water and garage/workshop and could be used as ancillary accommodation (subject to planning). This would also make an excellent home office or games room.

Attached to Hill Top Farm is a substantial stone barn which offers potential for conversion to provide further accommodation for the house or a separate dwelling if required (subject to planning). The rooms are substantial and there are two floors. Behind the barns is the 'pole barn' which has extensive potential uses and offers excellent storage. There is also extra parking potential with plans available upon request.

Overall, Hill Top Farm offers a unique opportunity to purchase a rural detached farmhouse with stunning views and further potential with the range of barns. An early viewing is advised.

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.

BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

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.

Driveway [///logbook.elastic.salsa](https://www.what3words.com/lookup/logbook.elastic.salsa)

Property [///ratio.playing.nights](https://www.what3words.com/lookup/ratio.playing.nights)

FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band D.

SERVICES

Mains electricity. Private water supply. Drainage to a septic tank. Oil fired central heating. Broadband connection available.

AGENT NOTE

Please note that a survey has been carried out on the septic tank. Certain remedial works are required – further details are available upon request.

LOCAL AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD Tel: 01609 780780

LOCAL PLANNING AUTHORITY

Yorkshire Dales National Park, Yoredale, Bainbridge, Leyburn, North Yorkshire, DL8 3EL. TEL: 01969 652300



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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 
WWW.EPC4U.COM		

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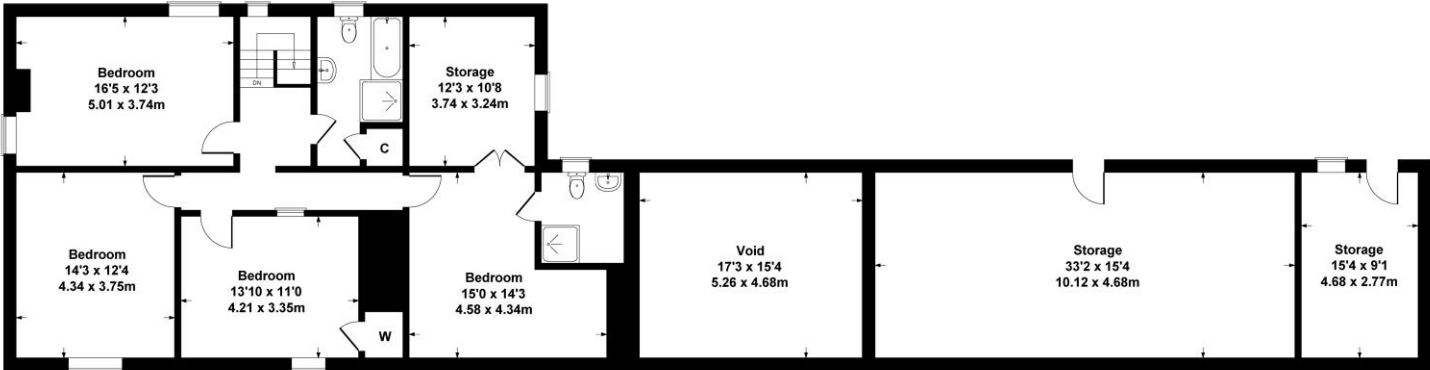
Approximate gross internal area

House 354 sq m - 3810 sq ft

Outbuilding 30 sq m - 323 sq ft

Total 384 sq m - 4133 sq ft

(Excluding Void)



FIRST FLOOR



GROUND FLOOR

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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