



Low Fewster Gill

Ovington, Richmond, North Yorkshire, DL11 7BL



Robin Jessop



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An Outstanding Rural Property with Extensive Gardens, A Range of Buildings, Meadow Land and Woodland

- Unique Country Property in Idyllic Surroundings
- Exceptionally Well Finished
- High Quality Fixtures and Fittings
- Riverside Frontage & Fishing Rights
- Four Bedroomed Accommodation
- Detached Garage with Extensive Parking
- Further Outbuildings & Stabling
- Large Gardens & Orchard
- 13.22 Acres of Meadow & Woodland
- Secluded Location with Equestrian Potential
- A Rare Opportunity
- Guide Price: Offers in Excess of £1.15m

INTRODUCTION

We are delighted to receive instructions to place Low Fewster Gill on the open market by our vendors who have transformed the property and land during their eighteen-year ownership.

The property has been modernised and now comprises a quite unique residential smallholding with a diversified use of the surrounding land. The result is a stunning small country estate which provides a haven for wildlife, with riverside frontage and considerate amenity value. It is a real "hidden gem".

The fully refurbished and immaculate family home is situated down a long treelined drive and is complemented by stunning gardens and grounds which extend in all to around 13.22 Acres of mixed meadow and woodland with stream running through gill down to the River Tees. There is also a range of useful buildings completing the property. An early viewing is advised to appreciate all on offer at Low Fewster Gill.

SITUATION

Barnard Castle 7 miles. Darlington 11 miles. Richmond 12 miles. Durham 21 miles. Teesside 27 miles. All distances are approximate.

Low Fewster Gill is situated down a tree lined drive in an idyllic private and secluded setting within walking distance to local villages of Ovington and Winston. The peaceful location is rural yet remains very accessible to a number of market towns including Barnard Castle and Richmond. Both towns feature a range of independent shops and excellent facilities including schools, leisure facilities including golf course, cafes, restaurants and public houses.

The property is also within reasonable commuting distance to the larger centres of Durham and Teesside with the A66 and A1(M) being easily accessible. There is also a main line railway service at Darlington with regular trains to London Kings Cross and Edinburgh.

DESCRIPTION

Low Fewster Gill comprises a unique detached house of traditional construction with a cream render with pantile roof. The property is immaculate and has undergone extensive renovation and improvement.

The four bedroomed accommodation is beautifully presented to exacting standards and extends to 2,400 ft². The property benefits from oil fired central heating and is fully double glazed. It is superbly appointed with first class fixtures and fittings including a variety of unique Granite worksurfaces and Limestone tiles in the kitchen and bathrooms.

The property is entered by a welcoming and spacious entrance hall which features Limestone flooring. Steps then lead down into a restful snug area with multi fuel burning stove and a separate cloakroom.

To the left as you enter the property is the stunning kitchen diner. This large room features a quality fitted kitchen with a range

of units complemented by a central island and granite worksurfaces. There are a range of high-quality appliances hob with downdraft extractor fan, space for double fridge freezer and dishwasher. The triple aspect allows for lots of natural light and gives easy access to the patio and delightful gardens and there is ample space for a family dining table and seating area.

Back across the reception hall is a single bedroom or home office which is currently used as an office/workspace.

Also, on the ground floor is a library, a large living room with green oak windows and high vaulted ceiling with a triple aspect and doors leading out to the patio and gardens. There is also a large utility room with a range of fitted units, plumbing for a washing machine and storage space together with a separate WC.

The principal bedroom suite is situated on the ground floor which enjoys stunning views across the valley. This room features

a range of fitted wardrobes together with a secret door leading down into a modern ensuite complete with sauna.

To the first floor there are two further double bedrooms and a house bathroom.

Externally the property is complemented by substantial gardens and grounds which wrap around the property and provide a high degree of privacy and tranquility.

The house garden features a range of mixed flower beds and borders with ample patio for seating and potted plants. There is a large lawn with a separate orchard with a range of fruit trees which currently has a hen house providing an ideal home for chickens. There is a summer house complete with log burning stove which provides an excellent space for enjoying the surroundings. There is also a large vegetable plot together with soft fruit trees and sizeable greenhouse.

There is approximately 13.22 acres of land including wildflower meadow, a mix of mature and young native tree woodland and a stretch of riverbank along the River Tees which includes fishing rights. The vendors have worked hard to restore the land and have planted over 2,000 native trees during the ownership providing an ideal habitat for wildlife.

Amongst the woodland there is a secluded, handcrafted fishing hut which won an award in the "Shed of the Year" - Natures Haven category 2022. This charming

building is well equipped with a bed, a log burning stove and small kitchenette. This provides an excellent retreat in the idyllic surroundings.

There is also a range of useful buildings providing excellent storage which include stabling, a double garage and a second building featuring a workshop and garden equipment store. Historically, there has been planning permission for conversion of this building to form ancillary accommodation. This permission has since lapsed and a prospective buyer should make their own enquiries.

The land is in excellent order and would lend itself to those buyers with equestrian interest as well as those wishing for a lifestyle change.

Overall Low Fewster Gill offers a very rare opportunity to own a unique and individual country property. Viewing is strongly advised.

GENERAL REMARKS & STIPULATIONS

Viewing

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

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.

We will then 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 being offered for sale initially by Private Treaty. If you would like to discuss any matter concerning this sale, then please kindly record your interest with Mr. Tim Gower MRICS as soon as possible and preferably in writing enabling us to keep you informed as to how we propose to conclude the sale.

Tenure

The property is both freehold and leasehold and vacant possession will be given upon completion.

Council Tax

Band F.

Energy Performance Certificate

Energy Rating D.

Boundaries

The Vendors will only sell such interests (if any) as they may have in the boundary fences, ditches and walls and other boundaries separating this property from other properties not belonging to them.

Services

Mains electricity. Mains water. Private drainage to a septic tank. Oil central heating. Broadband connection available.

Fixtures & Fittings

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

Septic Tank/Private Drainage

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards introduced in 2020.

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.

[///riverbank.overlook.shuffle](https://www.what3words.com/riverbank.overlook.shuffle)

Local Authority

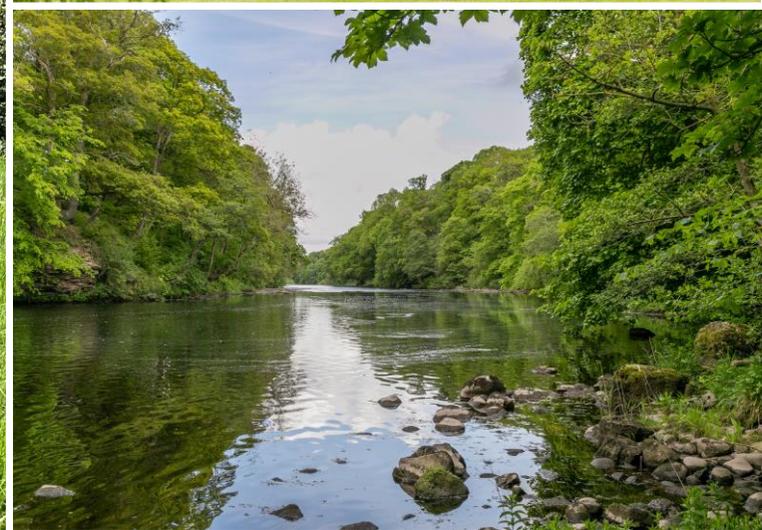
North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD
Tel: 01609 780780





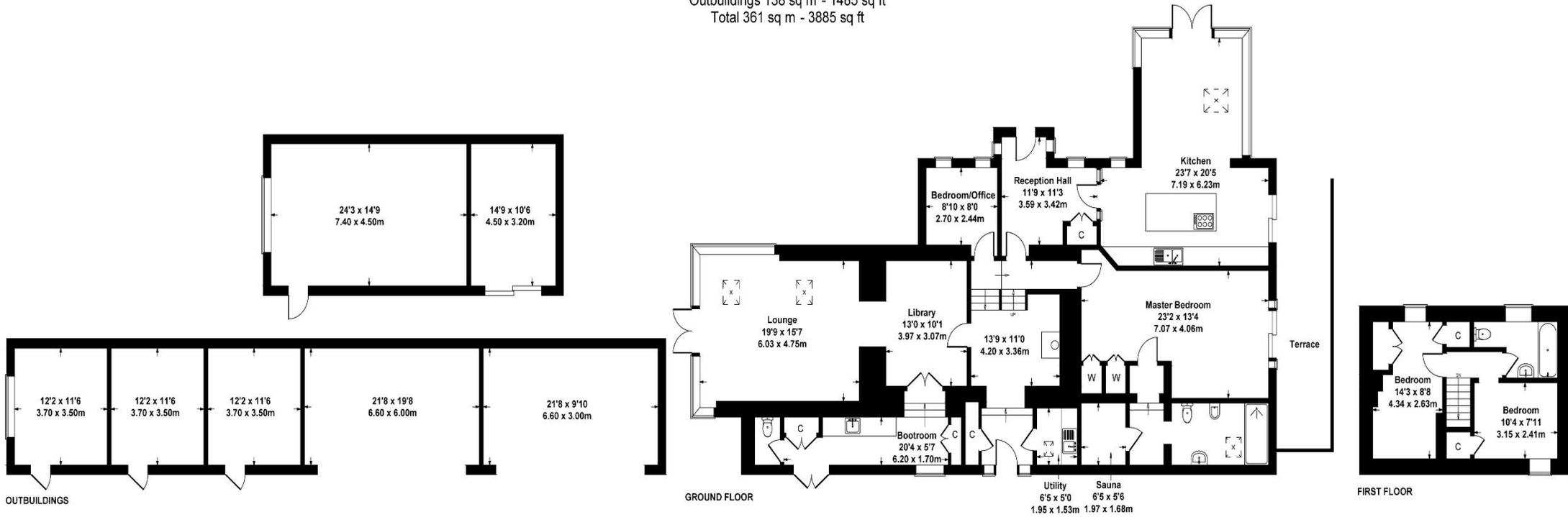






Low Fewster Gill, Ovington

Approximate gross internal area
 House 223 sq m - 2400 sq ft
 Outbuildings 138 sq m - 1485 sq ft
 Total 361 sq m - 3885 sq ft



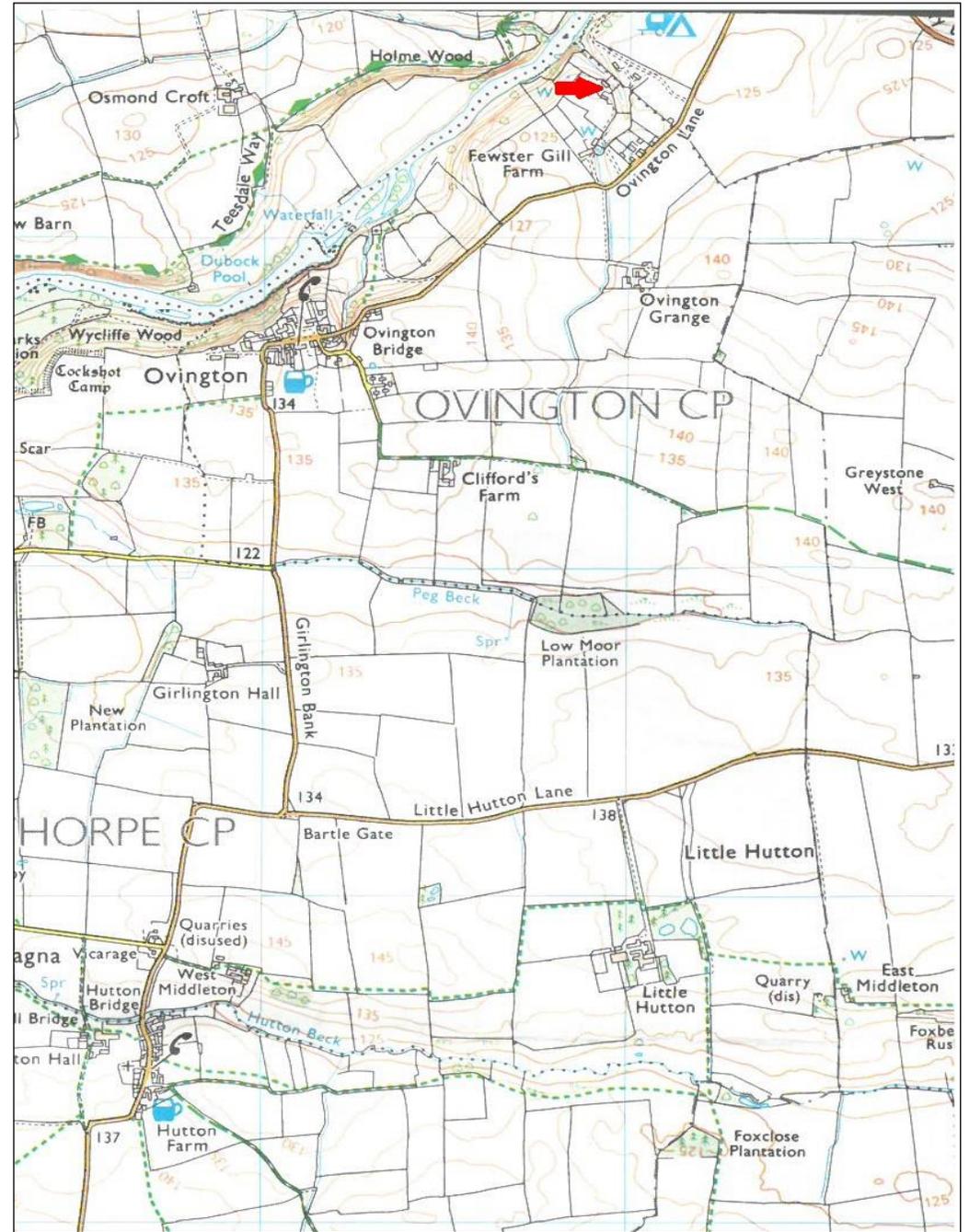
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		83
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	

Important Notice: Robin Jessop Ltd, their clients and any Joint Agents give notice that: They are not authorized to make or give any representations of warranties in relation to the property either here or elsewhere, on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning permission, building regulations or other consents. Where it is stated that there is planning potential, Purchasers must satisfy themselves with the Planning Authority or otherwise. Robin Jessop Ltd has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





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