



HOLLINS FARM, HIGH LANE, LOW ROW

Richmond, DL11 6NY






A CHARMING AND EXTENSIVELY RENOVATED FARMHOUSE

Local Authority: North Yorkshire Council

Council Tax Band: E

Tenure: Freehold

			EPC
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Reception Hall • Dining kitchen with Aga • Sitting room with garden access • Reception room • Office / snug • Five double bedrooms • Three en suite bath / shower rooms • House bathroom • Guest bedroom suite with mezzanine and external access • Detached garage and utility building



THE PROPERTY

A charming and extensively renovated farmhouse occupying a private and elevated position within the Yorkshire Dales National Park.

This handsome 18th century farmhouse has been thoughtfully renovated and maintained to a high standard, combining period character with modern refinement. The property enjoys a secluded position and far reaching views across Swaledale, with outlooks extending over the surrounding river valley, village and open moorland.





THE PROPERTY

The accommodation is generous yet well balanced, arranged over two floors with the benefit of two staircases and a number of separate access points, lending flexibility for family living, hosting guests or multi generational occupation. Throughout the house there is an abundance of original detail, including exposed stonework, beams, stone flagged floors, sash windows with stone sills, fireplaces, a fitted Aga and a striking cast iron spiral staircase.

The ground floor centres around a spacious dining kitchen, fitted with bespoke cabinetry, granite work surfaces, a Belfast sink and Aga, with ample space for informal dining. Additional reception rooms include a snug or study and a generous sitting room with a triple aspect, exposed stonework and direct access to the gardens, offering scope for ancillary accommodation or independent use, subject to any necessary consents.

The principal first floor provides a main bedroom with en suite facilities, two further double bedrooms and a well appointed house bathroom. Two additional en suite double bedrooms with vaulted ceilings are accessed via the spiral staircase, one of which features a mezzanine level and external access, creating a particularly individual and characterful space.





EXTERNALLY

Hollins Farm is approached via a gated, tree lined driveway leading to parking for several vehicles and a timber clad garage with electric door. The gardens are arranged into distinct areas, including stone paved terraces positioned to take advantage of the outlook, lawned sections and an established orchard.

Beyond the formal gardens lies an adjoining paddock with mature trees and the remains of a traditional stone barn, offering further interest and potential. In all, the grounds extend to just over one acre and enjoy open views across the surrounding countryside.

Services:

- Ground source heating
- Underfloor heating
- Solar panels
- Mains electricity
- Private water supply and septic tank drainage





SITUATION

Hollins Farm occupies a highly private and elevated position within the Yorkshire Dales National Park, approached via a shared green lane and enjoying a peaceful rural setting surrounded by open countryside. The property lies on the southern side of the River Swale, approximately two miles from the village of Low Row.

The nearby village of Reeth, around 4 miles away, offers a good selection of local amenities including shops, cafés, public houses, a primary school, doctors' surgery and the Dales Bike Centre. Further facilities can be found in the well regarded market towns of Leyburn and Richmond, both of which provide a broad range of shops, services and schooling. Rail services are available from Darlington, with regional and international airports accessible at Leeds Bradford, Newcastle and Teesside.





Gross internal floor area (approx.): 241 sq m (2,594 sq ft)
 Not to Scale. Copyright © Apex Plans. For illustrative purposes only.

Approximate Gross Internal Area = 241 sq m / 2594 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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