



Washfold House
Hurst | Richmond | North Yorkshire | DL11 7NW

STEP INSIDE

Washfold House is a superb Grade II Listed Dales house, set within an idyllic and private location. The property has been extensively renovated and sympathetically enhanced to create a fantastic home, with beautifully presented accommodation. Character features of note include exposed beams, a stone façade, cottage-style double-glazed windows, a log burner, cast-iron fireplace and oak doors.

The front door opens directly into the impressive living, dining kitchen, fitted with white fronted units, green granite worktops, integrated oven, hob and stainless-steel sink. There is ample space for a large dining table, complemented by a striking timber beam and pillar and quality porcelain tiles.

Doors lead to two reception rooms, one currently used as a cosy sitting room/office, with a cast iron open fire, with timber surround and the living room benefits from a log burning stove and double doors into the kitchen. All principal reception rooms and the dining kitchen enjoy a dual aspect, making them particularly light.

Practical spaces include a utility room with fitted cabinetry and space for white goods, a timber-framed, lean-to boot room/garden room providing additional storage and shelter, and a rear hallway featuring a newly built oak staircase with panelling, storage and a cloakroom.

The staircase leads to an open landing, with an airing cupboard and access to three spacious double bedrooms, each benefitting from a quality en-suite. The principal bedroom enjoys a dual aspect, oak-fronted wardrobes and a luxurious en-suite with contemporary bath, large shower, double vanity basin, with marble top and porcelain tiles.

The second bedroom features a dressing area, ideal to be used as a nursery if required, and a generous en-suite, with separate bath and shower. The third bedroom includes oak-fronted fitted wardrobes and a stylish contemporary shower room.





SELLER INSIGHT

“ When we first discovered Washfold House, we were immediately drawn to the history and the private setting within the Dales. Even before we stepped inside, we could see the potential to create a home that had character, while bringing it up to a modern standard. The stone façade, exposed beams and proportions were great but we felt we could improve the layout and property further.

Renovating the house has been an enjoyable process, preserving the character, whilst making several improvements such as the log burner, newly installed oak doors, rewiring, double glazed cottage windows and bathroom suites, to name a few. At the same time, we were keen to create a layout that worked for everyday living. Opening up the layout to create a more useable dining kitchen space was one of the improvements, we feel has made a big difference.

We also enjoyed improving the gardens and grounds, creating different spaces to sit and enjoy the countryside surrounding us. One of our favourite features is Padley Beck and the stone bridge, within the garden, not to mention the views onto the moors.

Washfold House has been a joy to restore, as has living in such a peaceful, rural setting.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





STEP OUTSIDE

A lane provides access to the substantial plot, extending to approximately one acre, with lawned areas, rockery-style flower beds throughout the garden and a timber potting shed. Padley Beck, runs along the perimeter of the garden. There is also a patio area, ideal for hosting and several other seating areas to enjoy the lovely views over the surrounding moorland.

There is a stone bridge over the beck, within the garden, and a gate leading to a garth, which could be developed into an additional garden or orchard, and a stone piggyery offers potential for conversion (subject to consents).

There is ample parking within the grounds and a useful oak-framed car port, workshop and log store.

Location

Hurst is a small rural village set within the scenic landscape of Swaledale, in North Yorkshire. Positioned between Reeth and Marske, the village sits within an area known for its rolling moorland, open pasture and far reaching views across the Dales, on the edge of The Yorkshire Dales National Park. Historically associated with lead mining, Hurst retains the character typical of smaller Dales settlements.

Everyday amenities are available in nearby Reeth, (5 miles), including a village shop, cafés, pubs, a primary school and community events. The historic market town of Richmond, (10 miles) provides a wider range of services such as supermarkets, independent retailers, restaurants, leisure facilities, primary and secondary schools and cultural attractions including Richmond Castle and the Georgian Theatre Royal.

The surrounding countryside offers extensive opportunities for walking, cycling and outdoor pursuits, with direct access to footpaths and bridleways. Transport connections, such as the A66 and A1(M), are accessible via Richmond, providing routes to Darlington, Northallerton and beyond. Mainline rail services from Darlington and Northallerton offer direct links to London and Edinburgh.

Nearby private education is available at Aysgarth, Newton le Willows, Queen Mary's Topcliffe, Sedbergh and Barnard Castle School.

Directions

Via Richmond

Turn onto Hurgill Road, follow the road out of Richmond and continue onto Clapgate Bank. Head through Marske and turn right onto Hard Stiles. Turn right onto Stelling road, signposted to Hurst, follow along until the T junction, turn right onto Goats Road. Just after the white footbridge, turn right down a lane on the right hand side.

what3words ///

///fronted.starfish.bluffs

Services, Utilities & Property Information

Utilities – Mains electricity, private drainage to a septic tank and a private water supply. Oil fired central heating.

Tenure – Freehold

Property Type – Detached

Construction Type – Stone built

Council Tax – G

Parking – Private parking and car port

Mobile Phone Coverage – Check with your provider

Internet Connection – Satellite broadband connected

Public and Private rights of way – We understand there is a footpath which runs across the corner of the boundary from the main access gate. The access lane to the property is owned by a local estate and we understand there is a right of access to the property.

Other

Please note that the property is Grade II Listed.

Please note, the property is registered under the Post Office as Washfold Cottage.

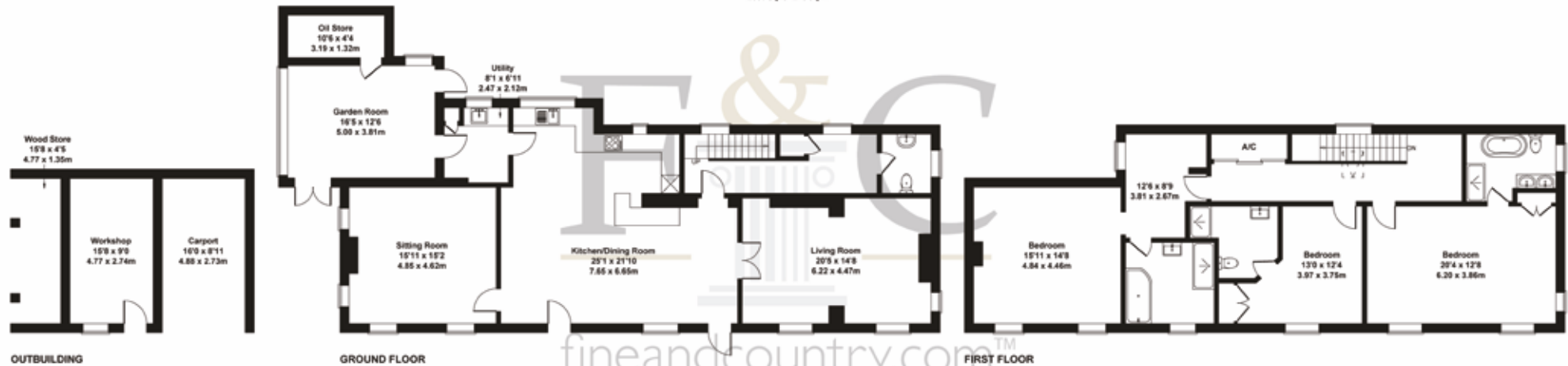
Viewing Arrangements

Strictly via the vendor's sole agent at Fine & Country North Yorkshire and Durham.



Washfold House, Hurst

Approximate Gross Internal Area
2960 sq ft - 275 sq m



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. 2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	68 D
35-54	E		
21-38	F		
1-20	G		

Fine & Country Durham and North Yorkshire
18 Saint Cuthbert's Way, Darlington, County Durham, DL1 1GB
0330 166 4646 | durhamandnorthyorkshire@fineandcountry.com

