



Manor Park Farm

Hudswell, Richmond, North Yorkshire, DL11 6BD



RobinJessop



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An Exceptional & Contemporary Detached Family House with High-Quality Fixtures & Fittings, Detached Annexe, Newly Planted Woodland set in 7.35 Acres of Grassland.

- Four Double Bedrooms
- Detached Studio/ Annexe
- Immaculately Presented Throughout
- Gated Treelined Driveway
- Beautiful Gardens, Vegetable Plot, Equestrian Facilities and Range of Outbuildings
- Edge of Village Location
- 7.35 Acres of Grassland including Newly Planted and Ancient Woodland
- Viewing by Appointment Only
- Guide Price: £1,200,000

SITUATION

Hudswell village 0.5 mile. Richmond 1 mile, A1(M) Catterick Interchange 8 miles. Reeth 10 miles. Darlington 16 miles. Harrogate 40 miles. Newcastle 50 miles. Newcastle International and Leeds Bradford Airport are both a 60-minute drive. All distances and times are approximate.

Hudswell is a traditional and well-regarded village situated on the fringe of the Yorkshire Dales National Park and within close proximity to the popular market town of Richmond. The village has a strong community feel and benefits from a community pub, small village shop and village hall, which regularly hosts a range of events and functions.

Richmond is a popular and thriving historic market town, renowned for its attractive architecture, cobbled streets and wealth of independent shops and amenities. The town is regularly recognised as one of the best places to live in the UK and offers an excellent range of facilities, including the Georgian

Theatre Royal, cinema, numerous pubs, restaurants and cafés. There are also a number of well-regarded schools, two doctors' surgeries, a dental practice and a leisure centre with swimming pool and gym.

The property is also well placed for access to a number of other popular market towns, including Leyburn, Bedale and Barnard Castle, all of which provide a good range of services, amenities and facilities. The larger centres of Teesside, Harrogate, Durham and York are also within easy reach, with Newcastle and Leeds providing further commercial, cultural and leisure facilities.

Darlington is approximately 16 miles away and provides an excellent mainline railway station, with regular services to London King's Cross and Edinburgh, providing convenient access to the wider rail network.

DESCRIPTION

Manor Park Farm offers a truly unique opportunity to acquire a beautiful and individually designed family home, constructed in 2018 to a high standard, with those standards having been carefully maintained by the current owners. The property occupies a private yet accessible position on the edge of the village, offering the ideal balance of proximity to local amenities and village life, whilst also providing an excellent degree of space, privacy and tranquility.

The property has been thoughtfully designed and developed by the current owners to create a modern, energy-efficient home, complemented by a detached studio, an extensive range of outbuildings and approximately 7.35 acres of land. The grounds incorporate grassland, newly planted woodland, established woodland, an orchard and a newly constructed wildlife pond.

Manor Park Farm will appeal to a wide range of purchasers, including those looking for an environmentally focused smallholding, a family equestrian property, a home with the

potential to accommodate a business or home working, or simply those seeking an exceptional rural property in North Yorkshire. The property is approached through a set of gates and along a tree-lined driveway. As you approach, the modern family home comes into view before the driveway continues to a generous parking area with EV charging point to the rear of the property, providing access to the house, detached studio, outbuildings and wider grounds.

The accommodation extends to approximately 2153 sq ft and benefits from full double glazing and air source heating. The principal entrance is from the rear, accessed from the parking area and patio, leading into a useful entrance lobby. This in turn opens into a superb multi-purpose dining hall, featuring high ceilings and a turned staircase rising to the first floor. This is an elegant yet informal space for both everyday family life and entertaining. Oak flooring extends throughout the ground floor.

To one side is the comfortable living room, featuring bi-folding doors opening onto the

rear garden and a modern log-burning stove set within the chimney breast, creating a particularly cosy atmosphere during the winter months.

The heart of the home is undoubtedly the stunning kitchen/dining room. This impressive space features a quality fitted kitchen with an extensive range of units, complemented by quartz work surfaces and a central island. A comprehensive range of integrated appliances includes a range cooker, microwave, fridge freezer and dishwasher.

The room benefits from an abundance of natural light, with numerous windows and bi-folding doors opening directly onto the front patio. This creates an excellent connection between the house and gardens and makes the room particularly well suited to entertaining. There is ample space for a large family dining table, together with a comfortable seating area.

Directly off the kitchen is a generously proportioned boot room, providing excellent practical space for family life. The room is well equipped with a tiled floor, partially panelled walls, fitted bench seating and ample space for coats and boots. There is also a range of fitted storage cupboards, plumbing for a washing machine and tumble dryer, together with a separate cloakroom.

Completing the ground floor and also accessed from the kitchen is a useful home office, which could readily be adapted for alternative uses such as a snug, playroom or additional reception space, if required.

To the first floor are four well-proportioned bedrooms and the family bathroom. The

principal bedroom enjoys the benefit of a dedicated dressing room and a stunning en-suite bathroom, which is fully tiled and fitted with twin wash hand basins, WC and a walk-in shower.

The second bedroom also overlooks the front gardens and benefits from its own en-suite shower room.

The two further bedrooms are both good-sized double rooms and are served by the family bathroom, which is tiled and fitted with a WC, wash hand basin and bath with shower over.

Externally, Manor Park Farm continues to impress, with the house complemented by a detached studio offering a variety of potential uses, including a home office, workspace or, subject to the necessary consents and permissions, potential annexe or holiday-let accommodation.

The studio is entered via a lobby with a cloakroom, leading into a large open-plan room which is currently used for parties and functions. The space includes a small kitchenette and useful storage rooms to the rear.

Beyond the studio is the extensive 'steading area', incorporating a substantial range of stabling and outbuildings. There are 14 stables and tack rooms, several of which are currently used for storage, together with a fully equipped workshop incorporating a log-burning stove.

The buildings have been exceptionally well maintained and provide considerable versatility, with the stables capable of being

readily returned to equestrian use if required. The range of outbuildings also includes a greenhouse, log store, potting shed and tractor shed.

Adjacent to the stable block is an outdoor arena which has more recently been converted back to a lawned paddock. This could, however, be reinstated as an equestrian arena with relatively limited work, subject to the purchaser's requirements.

The property is further complemented by substantial, well-landscaped gardens and grounds which wrap around the house, providing an excellent degree of privacy and tranquillity.

The rear garden is principally laid to lawn and incorporates a variety of established flower beds, borders, trees and shrubs, together with a patio and dedicated barbecue area. To the front of the house is a delightful patio with space for potted plants and outdoor seating, providing an excellent area for entertaining and enjoying the gardens, with direct access from the kitchen/dining room.

Beyond the immediate gardens extends approximately 7.35 acres of land, comprising grassland suitable for grazing, newly planted woodland, established woodland, an orchard, a newly constructed wildlife pond and landscaped lawned areas surrounding the property.

The grounds have been carefully designed with the environment and biodiversity in mind, incorporating a range of features intended to enhance wildlife and provide natural habitats for a variety of species. The

woodland has been planted as part of a scheme undertaken in conjunction with the Woodland Trust.

There is also a public footpath which crosses the land. However, this has been fenced off and marked on the plan by a dashed orange line.

Overall, Manor Park Farm represents a rare opportunity to acquire an exceptional and individually designed country property on the edge of Richmond, combining a high-quality modern family home with a detached studio, extensive outbuildings, equestrian facilities, attractive gardens and approximately 7.35 acres of land.

An early viewing is strongly recommended to fully appreciate the quality, versatility and setting of this exceptional property.

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.

///recruiter.pardon.panther

FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band F.

SERVICES

Mains electricity. Mains water. Drainage to a septic tank. Air Source Heating.

It is understood that the septic tank is working fine. However, it is not compliant with the current regulations and may need upgrading.

LOCAL AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD











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Approximate gross internal area
House 200 sq m - 2153 sq ft
Outbuilding 278 sq m - 2992 sq ft
Total 478 sq m - 5145 sq ft

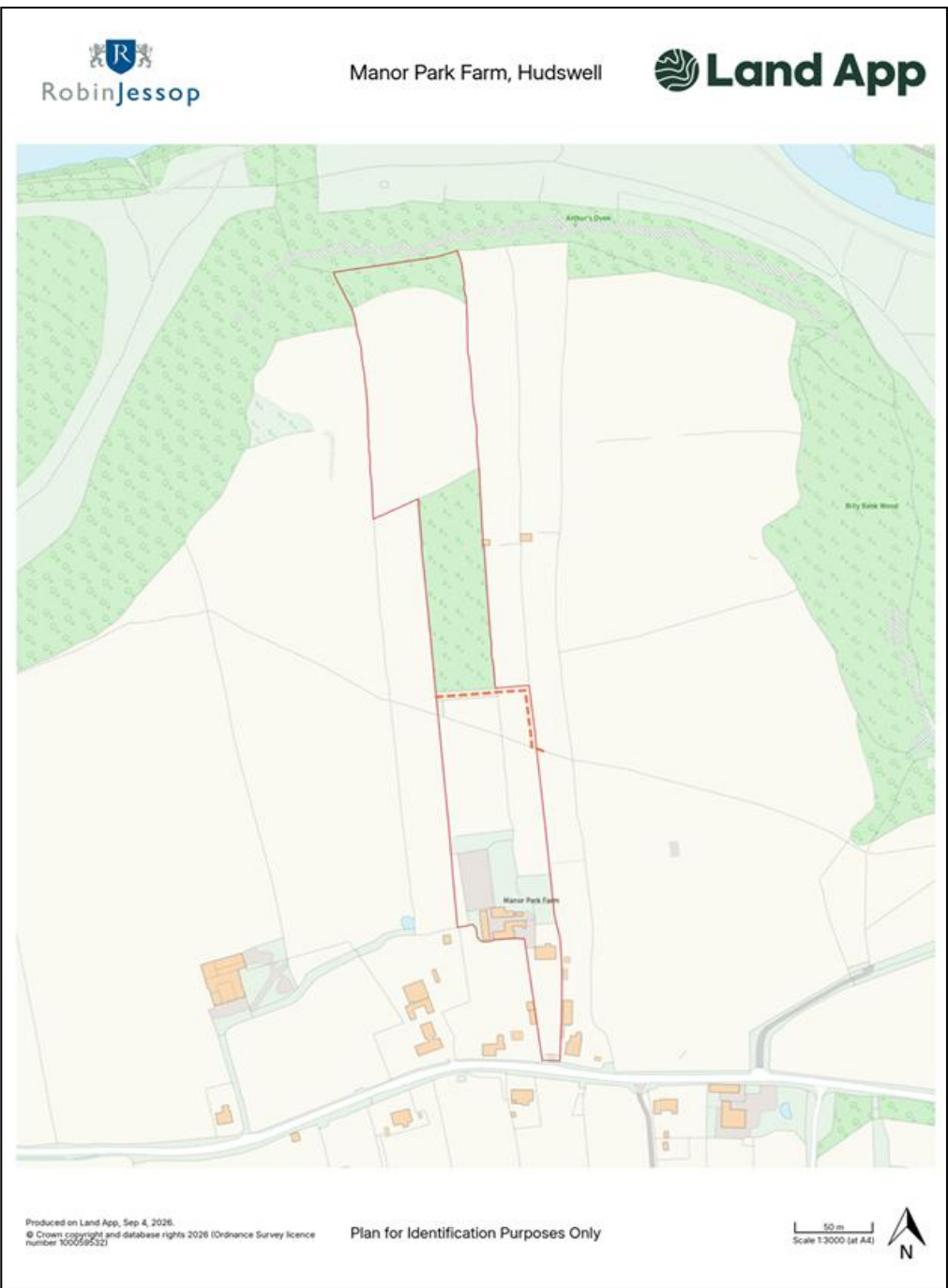
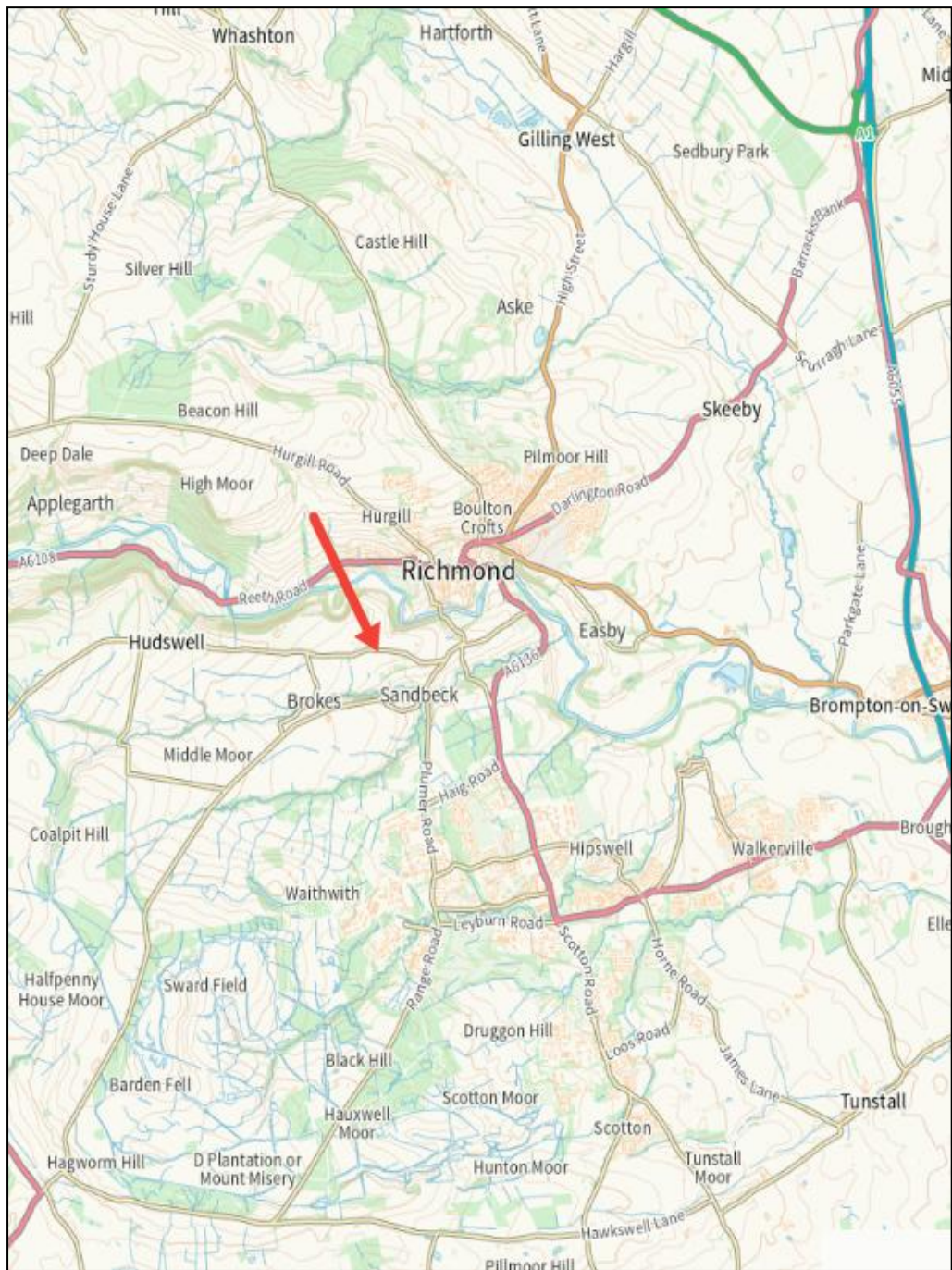
Score	Energy rating	Current	Potential
92+	A		103 A
81-91	B	88 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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