



Hill Top Farm Low Row, Richmond, DL11 6PN  
Offers over £575,000



# Hill Top Farm Low Row, Richmond, DL11 6PN

A VERY, VERY DESIRABLE DALES HOME with a 9.45m x 4.69m (31'0" x 15'4") GARAGE/WORKSHOP etc. 190sqm (2,045sqft) of Versatile Living Space with stone flagged floors on both ground & first floor areas, with 2 STAIRCASES, 4 RECEPTION ROOMS, 4 BEDROOMS & 4 BATH/WASHROOMS. The property is ideal for a Large Family or as a Home with Separate B & B Accommodation. Outside are a South Facing Garden, Parking & the GARAGE/WORKSHOP etc. Very few old properties can boast a 'B' ENERGY RATING (Please feel free to ask for running costs). The house has been carefully refurbished by the current owners, retaining its old character but with efficiency & sustainability in mind: including Air Source Heating, Multifoil high performance thermal wall Insulation, 16 Solar Panels, a 14kw Battery & LED Lighting throughout. WiFi & hardwired CAT6 Network throughout.

Surrounded by open countryside & farmland, HILL TOP FARM is a stone's throw from the area's absolutely breath-taking 'Wuthering Heights' country. Here you are at one with the scenery, yet not far from the varied facilities on hand - cattle & sheep roam the Moor from May.

## SUN ROOM/PORCH (VIEWS) 3.41m x 1.83m (11'2" x 6'0")

Hot & cold water supply & 'auto' lighting.

## BOOT ROOM (VIEWS) 2.24m x 1.91m (7'4" x 6'3")

Stone floor, sink unit & 'auto' lighting. Access to SVP pipe (connected to Septic Tank), so scope for a 'downstairs' toilet.

## SITTING ROOM (VIEWS) 5.21m max x 4.04m (17'1" max x 13'3")

Stone floor, deep fireplace with stone surround & beamed ceiling. Doors to INNER HALL, KITCHEN & DINING ROOM:

## KITCHEN/BREAKFAST ROOM 4.05m x 2.68m (13'3" x 8'9")

Fitted with a range of 'auto' under-lit wall & floor units with granite worktops, breakfast bar, pull-out waste unit, 3 rotary units & inset sink; integrated Bosch appliances (Microwave/oven, oven/grill & warming drawer, induction hob, fridge & dishwasher). Stone floor & beamed ceiling.

## INNER HALL

Stone floor & stone stairs to first floor with under-stair cupboard.

## UTILITY/PLANT ROOM 2.61m min x 2.23m (8'6" min x 7'3")

Worktop with inset sink & plumbing for washing machine. Stone floor & 'auto' lighting.

## DINING ROOM (VIEWS) 4.00m x 3.19m (13'1" x 10'5")

Stone floor & low stone arch with double doors to:

## SNUG (VIEWS) 4.31m x (3.31m max) 2.36m (14'1" x (10'10" max) 7'8")

Stone floor & stone stairs to first floor with under-stair nook.

## 'QUIET LOUNGE' (VIEWS) 4.32m x 2.91m (14'2" x 9'6")

Stone floor & fireplace with stone surround & beamed ceiling. Door to separate PORCH & outside.

## FIRST FLOOR LANDING (No.1)

Oak floor & deep store cupboard.

## Double BEDROOM 1 (VIEWS) 4.19m x 3.79m (13'8" x 12'5")

Oak floor & fitted with 'auto-lit' wardrobes.

## Double BEDROOM 2 (VIEWS) 4.05m x 2.71m (13'3" x 8'10")

Oak floor with feature cast fire surround & cupboard

## BATHROOM 2.62m x 2.31m (8'7" x 7'6")

Panelled bath, inset washbasin with cupboards & WC.

## FIRST FLOOR LANDING (No.2)

Stone floor.

## Double BEDROOM 3 (VIEWS) 4.22m x 3.42m overall (13'10" x 11'2" overall)

Stone floor & beamed ceiling, feature cast fire surround, exposed stone wall with nook, built-in cupboard.

## EN SUITE (included in above)

Inset washbasin with cupboards, stone shelved & beamed nook & WC.

## LANDING/LOUNGE AREA (VIEWS) 4.30m x 2.36m min (14'1" x 7'8" min)

Stone floor & beamed ceiling. Stone stairs to ground floor.

## EN SUITE (Included in above)

Deep inset shower area.

## Double BEDROOM 4 (VIEWS) 4.39m x 2.93m overall (14'4" x 9'7" overall)

Stone floor & beamed ceiling, built-in cupboard.

## EN SUITE (Included in above)

Inset washbasin with cupboards & WC. Built-in cupboard.

## OUTSIDE

### FRONT GARDEN

South facing with STUNNING VIEWS & planted with a profusion of flowers & shrubs creating a rainbow of colour. Pathway lighting, outside lighting & cold-water tap.

### OUTSIDE REAR

Gravelled approach with 5-bar gate to parking area &:

## GARAGE/WORKSHOP etc 9.45m x 4.69m (31'0" x 15'4")

With electric roller door – 3.57m (11'8") width & 2.07m (6'9") height. EV charging point, plenty of double power sockets & lighting. Doors to:

## Small REAR AREAS

Corridor area & rear Vegetable Area with raised bed.

## NOTES

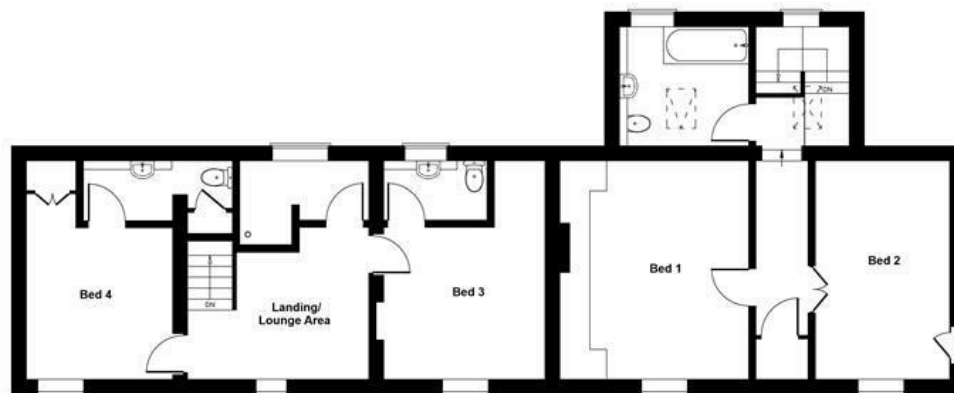
- (1) Freehold
- (2) Septic Tank (Compliant)
- (3) Kearthon Water Group: There are 8 homes in Kearthon & all have mains water, delivered by a private pipe system in operation since early 2001.
- (4) Council Tax Band: E
- (5) Air Source & Solar. EPC: 82-B
- (6) 30mbs Internet Speeds
- (7) There are no rights of way over Hill Top Farm



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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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FIRST FLOOR

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>99</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC 

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC 

