



Neddy House
Grinton | Richmond | North Yorkshire | DL11 6HW

 FINE & COUNTRY

STEP INSIDE

Neddy House is an exceptionally presented Grade II Listed, detached home, which has been beautifully restored by the current owners. Dating back to 1663, the property is steeped in history, built in Yorkshire cobbled stone, with a stone slate roof and stunning chamfered mullion windows to the front.

Showcasing a wealth of retained character and original features, seamlessly blended with high-quality contemporary fixtures and fittings, including, stonework to the chimney stack referencing "God Save the King" for Charles II, the original bread oven, exposed stone walls, vaulted ceilings, beams, oak latch doors, traditional radiators, sash and mullion windows, stone flagged flooring, a quality oak staircase and a collection of attractive fireplaces. Another standout feature is the far reaching views over The Yorkshire Dales National Park.

The property enjoys a superb flow, offering spacious and versatile living accommodation, currently operating as a high quality holiday let, yet equally Neddy House would make an exceptional permanent family home.

The front door leads into an open-plan dining kitchen featuring contemporary two tone cabinetry with integrated appliances, a substantial island/breakfast bar and corian worktops, creating an ideal space for entertaining.

The large formal sitting room includes a stone surround with log burning stove, while the games room, equally suited as an additional living room or dining room, also features an attractive fireplace.

A dedicated cinema room, accessed from the dining kitchen, would also be ideal for a playroom or home office. There is a useful utility/boot room with fitted cabinetry and sink, and a door leading to the garden.

Two double bedrooms with quality en-suite shower rooms complete the ground floor.

The oak staircase accessed from the games room leads to the landing, with timber floorboards and provides access to three double bedrooms and the house bathroom, with separate shower and bath and neutral stone tiling. The principal bedroom features a well-designed en-suite bathroom with freestanding bath and separate shower.





SELLER INSIGHT

“What first drew us to Neddy House was its extraordinary history and its setting in one of the most beautiful dales. Standing close by to St Andrew's Church, affectionately known as the Cathedral of the Dales, the house immediately felt special. Discovering the 1663 date stone, the 'God save the King' inscription on the chimney, the oak beams still holding their bark, and the old bread oven made us realise we had found somewhere truly unique.

When we bought the property in 2011, the interior was completely derelict, and that was part of the appeal. It gave us the chance to start with a blank canvas and bring this ancient building back to life. We renovated everything, full insulation, new electrics, plumbing, drainage, data cabling, WiFi throughout, and a hard wired security system. The exterior had already been beautifully restored, so we could focus on creating a warm, characterful and comfortable home inside. Saving the building, and doing so with my late father's help, is something we will always treasure.

Life here has a rhythm we've never experienced anywhere else. The bells of St Andrew's chime softly every fifteen minutes, and hearing them while working in the garden is genuinely therapeutic. The walks from the front door are spectacular, and Reeth, just a mile away, offers pubs, cafés, shops and a wonderfully active community spirit. The views are unforgettable too: open countryside to the front and the dramatic rise of Fremington Edge from the back garden.

We've always felt like custodians of Neddy House, and that's what the next owners will become as well. Whether they enjoy it as a family home, a holiday let or even a boutique B&B, we know they'll fall in love with its history, its tranquillity and its place within this remarkable landscape. We will certainly miss Neddy.”*

* 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

Accessed to the front by a wrought iron gate and stone walled boundaries, there is a stone pathway, with steps leading to the front door. The garden to the front is tiered, mainly laid to lawn with a stone flagged patio area to enjoy the views.

To the rear, the garden has stone walled boundaries, a lower patio and raised gravelled seating areas. A spacious area of lawn and a mature tree complete the rear garden. The property also benefits from private parking for approximately three vehicles, accessed by a track at the side of the property.

There is also a discreet bin storage area.

Location

Grinton is a charming Swaledale village set on the south bank of the River Swale, surrounded by dramatic Dales scenery and offering superb walking, cycling and outdoor pursuits. Just 9 miles from Richmond and 7 miles from Leyburn, it enjoys easy access to both towns' excellent amenities, including supermarkets, independent shops, cafés, restaurants, leisure facilities and schooling.

At its heart stands St Andrew's Church and also The Bridge Inn. On the edge of the village is the popular Dales Bike Centre and is only a mile from Reeth, offering a primary school, GP surgery and additional amenities.

Grinton is well connected, with the A1(M) reachable in around 25 minutes, providing links to Darlington, Northallerton and the wider region. Schooling is available locally, with a well regarded primary school in Reeth, and secondary schools in Richmond and Leyburn, alongside accessible private schools including Aysgarth, Queen Mary's Barnard Castle and Sedbergh.

Directions

Continue along the B6270 out of Richmond for approximately 9 miles, passing through the scenic Swaledale valley. Stay on this road as it leads directly into Grinton, turn left at the church, continue up the road, and Neddy House is on the right-hand side.

what3words ///

///river.lawns.twigs

Services, Utilities & Property Information

Utilities – Mains electricity, drainage and water. The property is served by oil fired central heating.

Tenure – Freehold

Property Type – Detached

Construction Type – Stone built

Council Tax – The property is currently run as a holiday let, therefore is business rated.

Parking – Private parking

Mobile Phone Coverage – Check with your provider

Internet Connection – Broadband connection available

Public and Private rights of way – We understand there is a right of access in favour of Neddy House, over a track to the side of the property for vehicular and pedestrian access to the parking and garden. We understand there is a public footpath which runs along with track, which is not within the property boundary.

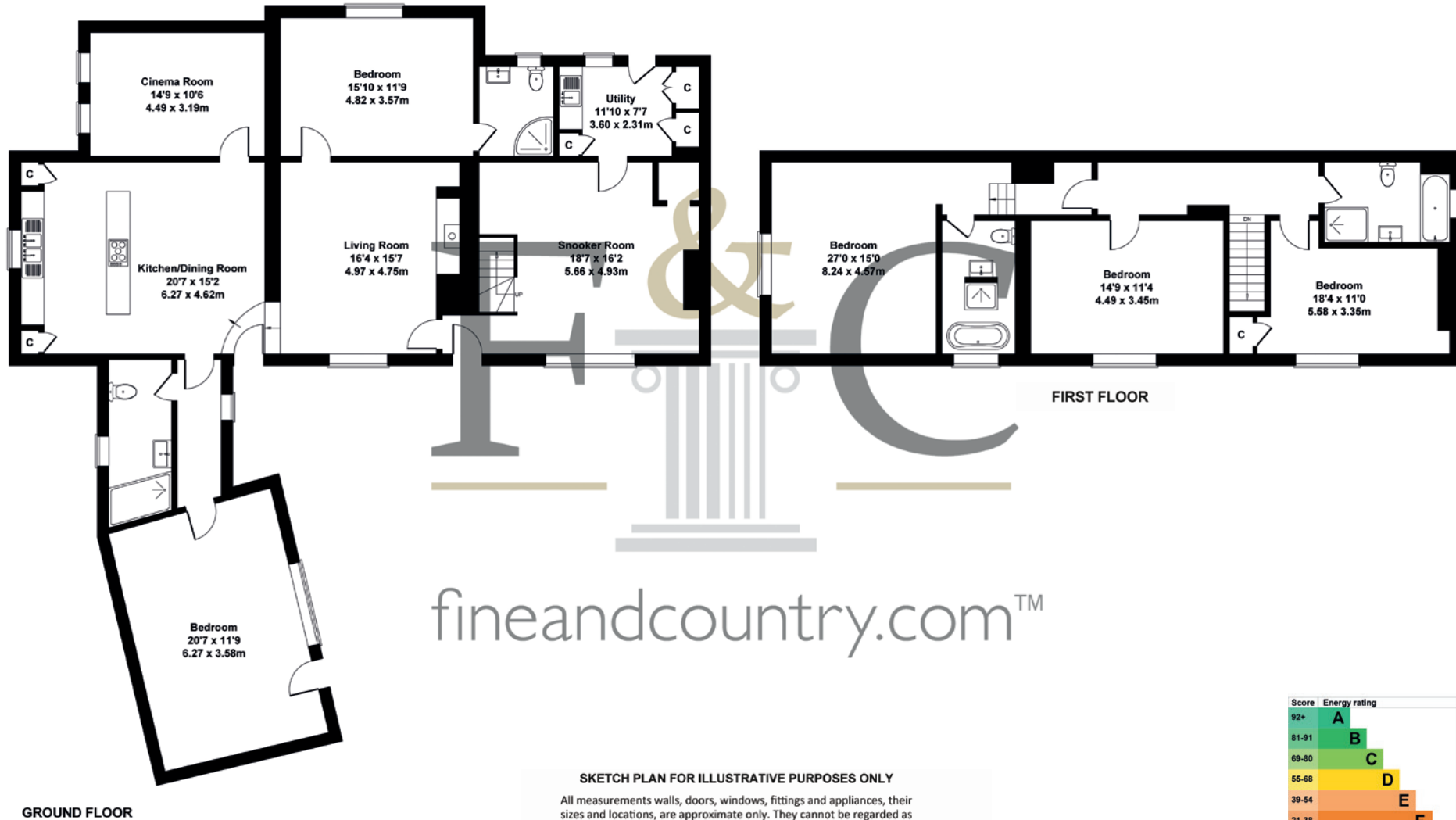
Other – Please note that the property is in a designated conservation area and is Grade II Listed.

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



Neddy House, Grinton, DL11 6HW

Approximate Gross Internal Area
2809 sq ft - 261 sq m



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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

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