



Hill Top Farm Low Row, Richmond, DL11 6PN



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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. 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. SURROUNDINGS: The Punch Bowl Inn at Low Row 2 miles, historic Richmond 13 miles, A66 Trans-Pennine Route 11 miles, A1(M) Scotch Corner 18 miles, M6 (J38-Tebay) 34 miles, Darlington Rail Station 27 miles – LONDON Kings Cross 2 hours, 20 minutes (Garsdale Rail Station 20 miles). REETH: (2.5 miles) is a thriving, picturesque village in the heart of the Yorkshire Dales National Park, noted as a major scenic destination for hiking & cycling. There are several traditional Pubs, Martin's Post Office/Shop, Cafes, & a Craft Shop; the Hudson House Information Centre & Shop, 2 Bakeries, an Ice Cream Parlour & a Friday Market. Reeth Hall is a community hub which hosts live music performances, & there's the annual Swaledale Festival & Reeth Show.

Offers over £575,000



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.

LOUNGE/'Occasional' BED 5 (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 (31'0" x 15'4")

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:

Secret GARDEN

Corridor area & to rear Vegetable Area with raised bed.

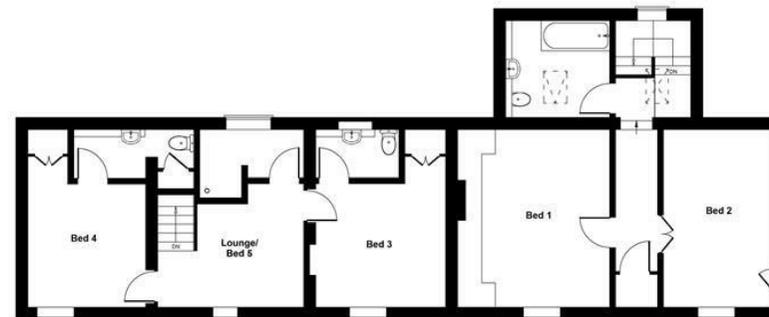
NOTES

- (1) Freehold
- (2) Septic Tank (Compliant)
- (3) Kearton Water Group: There are 8 homes in Kearton & 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





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 2025



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			99
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	