



Moor Cottage Farm Hudswell, Richmond, N. Yorkshire, DL11 6BL



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CHARACTER HOME with BARNs, OUTBUILDINGS & 1.67 Acres in all – Great Village (Part Yorkshire Dales National Park) & Stunning VIEWS. For Sale with NO ONWARD CHAIN. FABULOUS Renovated & Extended HOME with adjoining Stone BARN (7.79m x 4.48m (25'6" x 14'8"), 2- storey stone BARN (130sqm/1,400sqft) ripe for conversion (Subject to PP), plus ancillary buildings in this Choice Village. Lovely Sitting Room with woodstove, Lounge/double Bedroom 4, superb 8.10m max x 4.07m (26'6" max x 13'4") vaulted Kitchen, Dining & Day Room, Shower Room\* & Utility Room; upstairs are 3 bedrooms & a huge 5.80m (19'0") Bath/Shower Room - could create an en-suite to Bedroom 1. IDEAL for Multi-Generational Family requirements (Potentially 2 properties within the same curtilage), Owner-Developers, or as part of a SIPP purchase (Self-Invested Personal Pension).

Hudswell is a highly regarded former 'YORKSHIRE VILLAGE OF THE YEAR', situated on the edge of The Yorkshire Dales National Park & close to historic Richmond. There is an award-winning, community pub (The George & Dragon with a small shop) superb scenery & great walks. The A1(M) & A66 at Scotch Corner are just 6.5 miles & Darlington mainline rail station is about 15 miles (2 hours 20 minutes to LONDON Kings Cross).

## Offers over £635,000



## RECEPTION HALL

An eye-catching open space with Limestone flooring (Under-floor heating) & coats cupboard. Staircase to first floor, double-glazed doors to outside & steps to:

## Vaulted KITCHEN/DINING & DAY ROOM (VIEWS) 8.10m max x 4.07m (26'6" max x 13'4")

Bespoke chef's fitted kitchen with Oak wall & floor units with stainless steel worktops & inset sink, matching island unit with, Viking Professional, dual zone gas range cooker (6 burners, 2 ovens & griddle) & integrated dishwasher. Limestone flooring (Under-floor heating), double-glazed recessed side windows, Velux windows & double-glazed patio door to outside.

## INNER HALL

Limestone flooring (Under-floor heating).

## UTILITY ROOM 4.47m x 1.77m (14'7" x 5'9")

Plus doorway nooks. Plumbing for washing machine, recessed double-glazed window to rear & door to:

## SHOWER ROOM 1.83m x 1.24m (6'0" x 4'0")

\*Plumbed for shower, washbasin & WC. Double-glazed window to rear. NB: This could be an EN SUITE to BEDROOM 4.

## SITTING ROOM 5.03m x 4.49m (16'6" x 14'8")

A lovely cosy room with feature fireplace & woodstove, exposed stonework, ceiling beams & Oak flooring. Down-lighting, recessed double-glazed window & door to front, & door to:

## LOUNGE/BEDROOM 4. 4.42m x 3.37m (14'6" x 11'0")

Down-lighting & recessed double-glazed window to front.

## FIRST FLOOR LANDING

Exposed stonework, built-in cupboard & shelved nook. Down-lighting.

## BEDROOM 1. 4.63m x 3.87m (15'2" x 12'8")

Feature stonework nook, down-lighting & recessed double-glazed window to front.

## BEDROOM 2. 3.60m x 2.24m (11'9" x 7'4")

Down-lighting & recessed double-glazed window to front.

## BEDROOM 3. 3.60m x 2.24m (11'9" x 7'4")

Currently open off the landing & used as an Office. Down-lighting & recessed double-glazed window to front.

## BEDROOM 4. 4.42m x 3.37m (14'6" x 11'0")

(See above)

## Huge BATH/SHOWER ROOM 5.80m x 1.73m min (19'0" x 5'8" min)

Lovely – comprising wash area with vanity unit & WC, & 'Wet' area with free-standing oval bath & separate twin-head shower set behind a glazed screen. Tile & Pine flooring, down-lighting & recessed double-glazed windows to rear.

## OUTSIDE

There are 2 vehicular access drives, one into the courtyard & the other to the left of adjoining South View Cottage, giving access to the land.

## Adjoining BARN 7.79m x 4.48m (25'6" x 14'8")

Light & power connected.

## 2-Storey BARN\*\* & Lean-to 13.90m x 4.70m & 11.25m x 4.20m (45'7" x 15'5" & 36'10" x 13'9")

Light & power connected - \*\*ripe for conversion subject to planning permission.

## 3 Storage buildings

(4.98m x 3.76m/16'4" x 12'4", 4.95m x 2.60m/16'2" x 8'6" & 4.02m x 3.21m/13'2" x 10'6") Light & power connected.

## LAND

Beyond the property is fenced rough meadow land & a Dutch Barn.

## NOTES

- (1) Freehold
- (2) Council Tax Band: C
- (3) EPC: TBC
- (4) Mains Water, Electricity, & Drainage (Oil Central Heating)
- (5) The property is in The Yorkshire Dales National Park



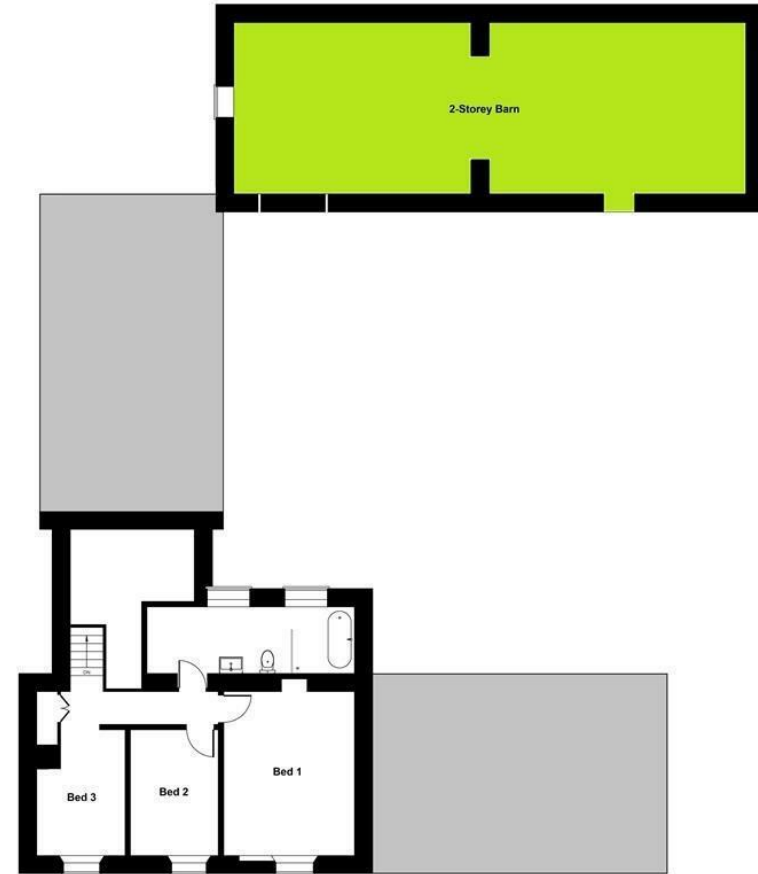




GROUND FLOOR

**Barns**  
**Ancillary Buildings**

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

