



Dubbin Garth

Low Row, Richmond, North Yorkshire, DL11 6NH



Robin Jessop

A FORMER FARMHOUSE IN AN ELEVATED POSITION WITH SUBSTANTIAL GARDENS, GROUNDS, GARTH & VIEWS OF THE RIVER SWALE

- Detached Former Farmhouse
- Spacious Accommodation (2,088ft² Approx.)
- Four Bedrooms
- Three Reception Rooms
- Substantial Gardens & Garth (2.87 Acres Approx.)
- Wildlife Pond & Former Lime Kiln
- Private Driveway & Single Garage
- Chain Free
- Guide Price: Offers In Excess of £775,000

SITUATION

Low Row 1 mile. Reeth 4 miles. Leyburn 11 miles. Richmond 12 miles. A1(M) at Catterick 20 miles. Darlington 26 miles. M6 at Tebay 30 miles. Teesside 39 miles. All distances are approximate.

Dubbin Garth is situated on the edge of the popular and picturesque village of Low Row just outside of the thriving market town of Reeth. It stands superbly down a shared private drive set in a tranquil position adjacent to the River Swale

It is well placed in relation to the thriving market towns of Reeth, Richmond, Leyburn, and Hawes in this very picturesque part of the Yorkshire Dales National Park.

DESCRIPTION

Dubbin Garth is an attractive, detached former farmhouse which stands superbly within 2.87 acres of gardens and land in a tranquil and private setting. The property has been well maintained and was re-roofed 15 years ago. It offers spacious and flexible accommodation that would suit a number of buyers.

The property is entered into a porch with a flagged floor which leads into an inner hall and into the dining hall which has a tiled



floor and a multi fuel stove set within a stone fireplace. Steps up lead into the traditional kitchen diner which has a good range of fitted cream units, a Lacanche range cooker with gas burners, a Belfast style ceramic sink and a useful built in pantry cupboard. There is space for a freestanding fridge freezer and ample space for a dining table with a built-in bench providing seating. Usefully there is also a separate utility room with a cloakroom just off the dining hall.

Adjacent to the kitchen is a larger, formal dining room which is lovely and light with dual aspect windows and French doors out to the garden. This dining room has a staircase leading to the first floor, and access to the study. This end of the property could be used as a self-contained annexe if required.

Completing the ground floor back across the dining hall is a library with fitted shelving and the living room which has exposed beams and floorboards and a large fireplace with a multi fuel burner. This room is also dual aspect with views of the garden to the front and rear and there is a small cellar below, perfect for storing wine.

The first floor is accessed via one of the two staircases. To the southern end of the property there are two double bedrooms and a house bathroom with a WC, hand basin, bath and a separate shower cubicle.

To the northern end of the property and accessed via the staircase in the formal dining room there are two further bedrooms and a shower room.

Externally the property is complemented by substantial gardens and grounds which wrap around the property with a large lawn, flower beds, fruit trees, vegetable and soft fruit patch, greenhouse and patio areas from where the stunning setting can be enjoyed. There is a feature wildlife pond which is adjacent to the River Swale with a number of interlinking bridges, amenity woodland and a small grass paddock together with a disused lime kiln which makes a unique feature. To the front of the property there is a sweeping private driveway with parking for several cars, an attached single garage and a front lawn with established trees which add to the privacy.

Overall, Dubbin Garth would make an excellent home in a unique and rural setting. An early viewing is advised to appreciate the 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.

BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

WHAT3WORDS

///squad.though.daredevil

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

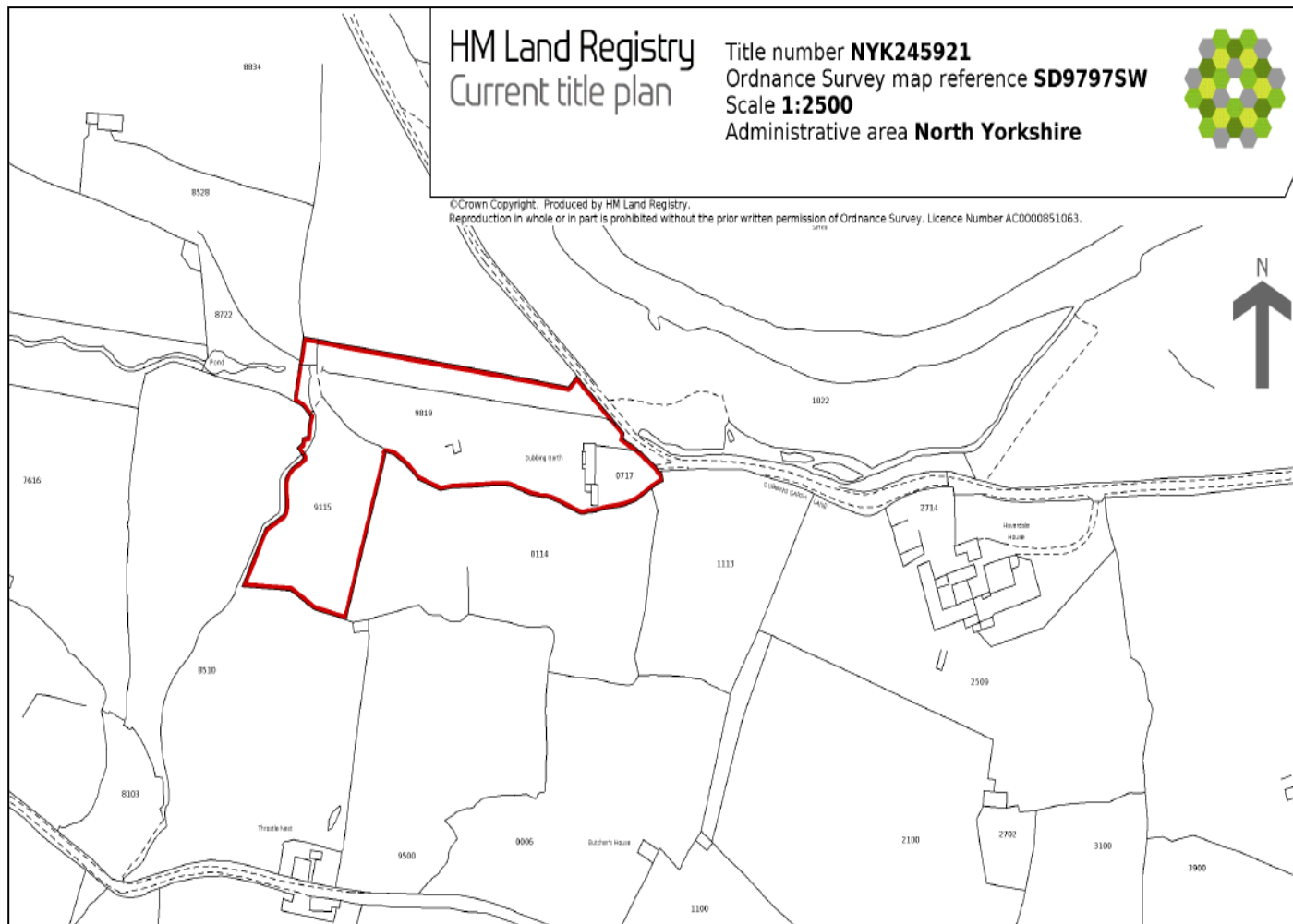
Mains electricity. Private water supply. Septic tank drainage. Oil fired central heating. Broadband connection available.

LOCAL AUTHORITY

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

LOCAL PLANNING AUTHORITY

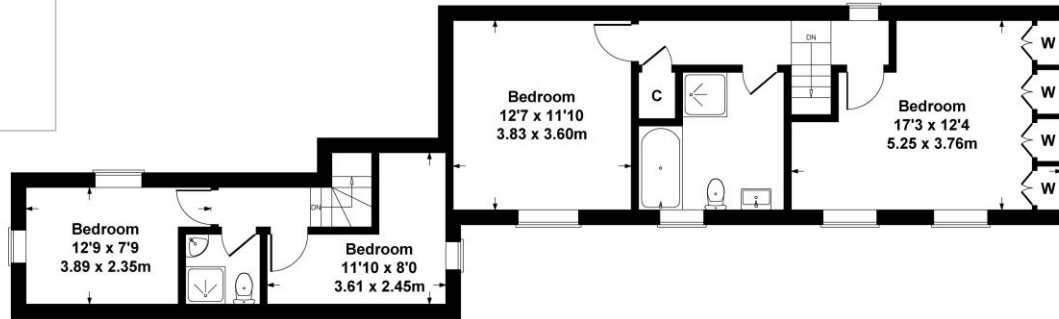
Yorkshire Dales National Park Authority, Yoredale, Bainbridge, Leyburn, North Yorkshire, DL8 3EL. Tel: 01969 652300



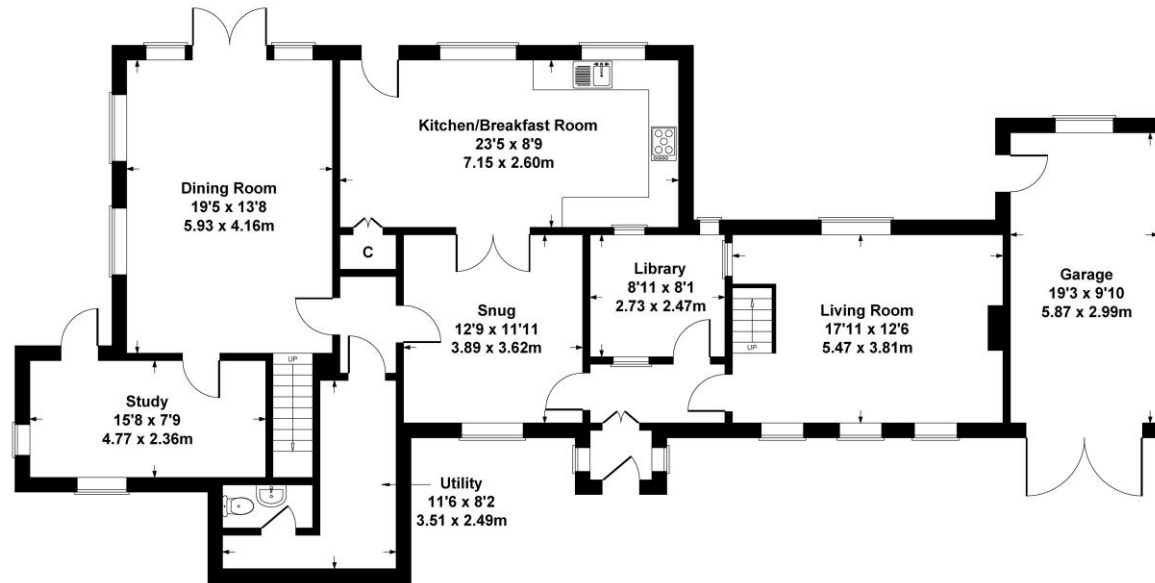
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

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Approximate gross internal area
 House 194 sq m - 2088 sq ft
 Garage 18 sq m - 194 sq ft
 Total 212 sq m - 2282 sq ft



FIRST FLOOR



GROUND FLOOR

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. 2026

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