



FREMINGTON HALL

Fremington, Richmond, North Yorkshire



A BEAUTIFULLY PRESENTED PERIOD COUNTRY HOUSE IN AN ELEVATED POSITION WITH FAR-REACHING VIEWS ACROSS SWALEDALE

Set within gardens and meadowland in the heart of the Yorkshire Dales National Park.

Summary of accommodation

Reception hall | Living room | Snug | Kitchen | Dining room | Reception room/bedroom | Cloakroom/WC

Five bedrooms | Family bathroom | Shower room

Distances: Leyburn 7.5 miles, Richmond 11 miles, A66 12 miles, A1(M) 13 miles
(All distances and times are approximate)



SITUATION

Fremington is an attractive hamlet in the heart of the Yorkshire Dales National Park, a short distance from the well-regarded Bridge Inn at Grinton and the popular Dales Bike Centre and café, both within walking distance of the property. The nearby village of Reeth, approximately ¼ mile away, offers an excellent range of amenities including a village shop, post office, GP surgery, bakery, primary school, public houses, restaurants, cafés and a selection of independent shops.

Reeth is ideally placed for enjoying the spectacular scenery and outdoor pursuits for which the Yorkshire Dales is renowned, with exceptional walking, cycling and riding available directly from the doorstep.

The property is also well positioned for access to the market towns of Richmond (approximately 11 miles) and Leyburn (approximately 7.5 miles), Barnard Castle (14 miles) with further connections via the A1(M) (about 13 miles) and the A66 (about 12 miles).

THE PROPERTY

Fremington Hall is an impressive period residence built in the 1880's, retaining the high ceilings, generous proportions and natural light typical of the period.

Occupying an elevated position, the house enjoys outstanding views across Swaledale and sits within its own grounds, providing privacy and a strong connection to the surrounding landscape. The property has been carefully renovated and extended by the current owners, creating a beautifully presented home that combines period character with modern comfort.

The ground floor centres around a welcoming reception hall with the original open spindle and baluster staircase rising to the first floor. To the right is the living room with a wood-burning stove and attractive countryside views, opening into the impressive dining-kitchen. This space features quality base units, hardwood work surfaces and a central island, together with an electric range cooker, integrated dishwasher, Belfast sink and space for a fridge/freezer.

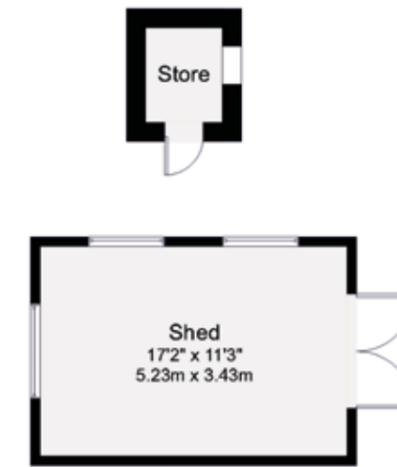


Stone-flagged floors with underfloor heating continue into the adjacent formal dining room, which retains a reclaimed stone fireplace and provides access to the side gardens.

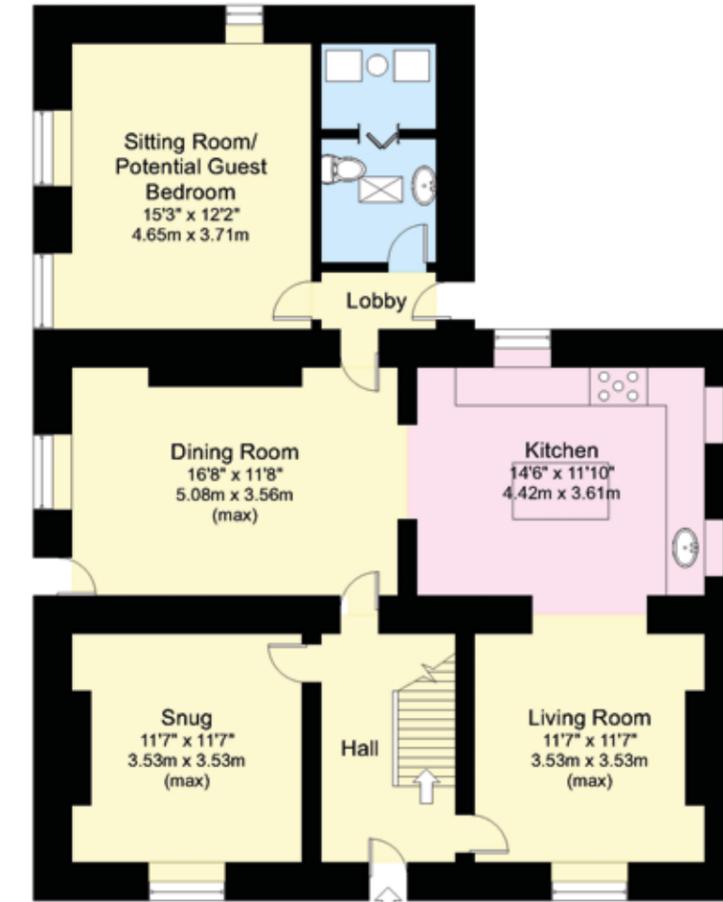
A separate snug offers a cosy and relaxing space, with a wood-burning stove, high ceilings and views across the surrounding landscape.

To the rear is a striking reception room with floor-to-ceiling glazing, creating an abundance of natural light and a strong connection with the gardens. This versatile room could also serve as a guest bedroom if required, with an adjacent cloakroom/WC already plumbed for a shower.

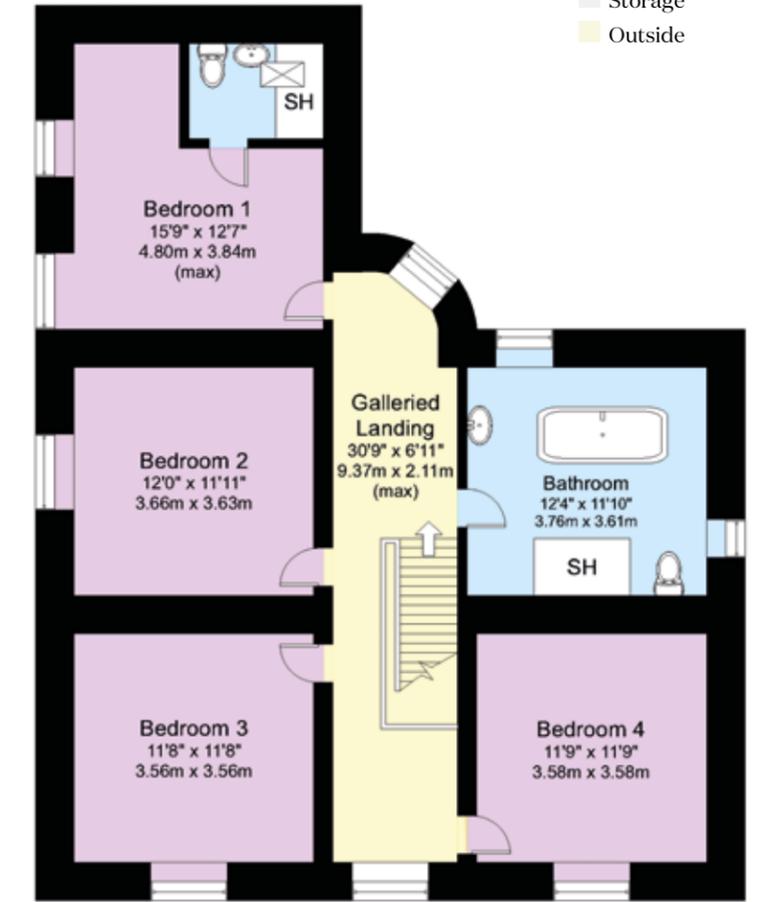
On the first floor, a light landing with a curved feature wall and exposed stonework leads to the bedroom accommodation and family bathroom. There are five bedrooms in total, including a well-proportioned principal bedroom with stripped and polished floorboards and an en suite shower room. The family bathroom is well appointed, featuring a large double shower enclosure with twin rain-head mains-fed showers, a freestanding bath with ball and claw feet, pedestal wash basin and WC.



Outbuildings



Ground Floor



First Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Approximate Gross Internal Area = 212.4 sq m (2,287 sq ft)
(excludes outbuildings)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

The house has been upgraded to provide excellent energy efficiency and insulation, with heating via a ground source heat pump. Underfloor heating throughout the ground floor. The loft is fully boarded and accessed via a hatch with a pull-down ladder, providing excellent storage.

EXTERNALLY

Fremington Hall occupies an elevated position, surrounded by attractive gardens enjoying far-reaching views across the meadows and fields of Swaledale.

The gardens are well arranged, with a small orchard to the east of the house and a productive vegetable garden and greenhouse to the west, offering both interest and practicality.

A drive and parking for up to three cars is situated at the bottom of the field. Costings are available for the creation of a new driveway entrance either from High Fremington at the top of the property or from the lower part of the hill, subject to the necessary consents.

PROPERTY INFORMATION

Tenure: Freehold

Services: Ground source heat pump, mains water and electricity, drainage via a sewerage treatment plant.

Local Authority: North Yorkshire Council

Council Tax: Band F

EPC: C



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