



LOW WHITE FARMHOUSE  
Low Row, Richmond





---

# LOW WHITA FARMHOUSE

Richmond, North Yorkshire, DL11 6NT

A rare opportunity to purchase an impressive, stone built property situated in the stunning countryside of Swaledale, with grazing land and superb open views.

## ACCOMMODATION

This extensive property offers spacious accommodation throughout, including two formal reception rooms, a dining kitchen and functional spaces including a large pantry/ utility, laundry and boot room to the ground floor, as well as five double bedrooms and a house bathroom. Low Whita Farmhouse benefits from characterful features throughout including exposed beams, original doors, shuttered sash windows, stone flagged flooring, wrought iron railings and dry stone walls, to name a few, yet full refurbishment and modernisation is required. Externally, there are two stone-built outbuildings, a large yard and grazing land extending to 8.23 acres approximately.



**GSC GRAYS**

PROPERTY • ESTATES • LAND

15 High Street, Leyburn, North Yorkshire, DL8 5AQ

01969 600120

leyburn@gscgrays.co.uk

GSCGRAYS.CO.UK

---





## Description

A rare opportunity to purchase an impressive, stone built property situated in the stunning countryside of Swaledale, with grazing land and superb open views. This extensive property offers spacious accommodation throughout, including; two formal reception rooms, a dining kitchen and functional spaces including a large pantry/ utility, laundry and boot room to the ground floor, as well as five double bedrooms and a house bathroom. Low Whita Farmhouse benefits from characterful features throughout including; exposed beams, original doors, shuttered sash windows, stone flagged flooring, wrought iron railings and dry stone walls, to name a few, yet full refurbishment and modernisation is required. Externally, there are two stone built outbuildings, a large yard and grazing land extending to 8.23 acres approximately.

## Accommodation

Front door leads into the entrance porch with a partially glazed door to the hallway, tiled flooring.

## Entrance Hallway

Doors leading to the two reception rooms, breakfast kitchen and utility. Understairs storage cupboard.

## Breakfast Kitchen

Wall and base units with oak frontage, a Rayburn stove, tiled flooring, window overlooking the main garden, exposed beams, stainless steel sink, door leading to the staircase to the first floor and to the rear porch/boot room.

## Dining Room

Sash window overlooking stunning countryside views, original wooden shutters, log burning stove, exposed beams and a door to the staircase to the first floor.

## Sitting Room

Sash window with superb countryside views and over the front garden and land, wooden shutters and an open coal fire.







#### Walk-in Pantry

A substantial room with original stone shelving and stone flagged flooring, window to the side, doors leading into a potential laundry room and a ground floor WC.

#### Ground Floor WC

With a low level WC, stainless steel wash hand basin and a door to the side. This room houses the UV water filter system.

#### Laundry Room

Window to the side. Plumbing for washing machine and tumble dryer.

#### Rear Porch/Boot Room

Potential for a substantial boot room with a window to the rear, a door leading to the rear, parking area and door into the coal house.

#### Coal House

With an external coal hatch, stone flagged flooring. This is where the oil fired boiler is situated.

#### First Floor Landing

Window overlooking the main gardens to the side, doors leading to the five bedrooms and house bathroom.

#### Bedroom One

A substantial double bedroom with exposed timber floor boards, cast iron feature fireplace and sash window with stunning countryside views.





### Bedroom Two

A spacious double bedroom with a sash window to the front with stunning countryside views.

### Bedroom Three

A spacious double bedroom with a window overlooking the main gardens and an airing cupboard. Loft access.

### Bedroom Four

A double bedroom with a window to the side, cast iron feature fireplace.

### Bedroom Five

A double bedroom with a window to the side.

### Bathroom

Panel bath with shower above, low level WC, vanity wash hand basin, window to the rear and extractor fan.

### Externally

The property is approached by a private gravelled driveway leading to a parking area at the front of the property as well as an open yard for several vehicles. There are lawned gardens to two sides and the front, with stone walled boundaries, wrought iron railings and iron gates leading to the field. The main lawn garden is situated to the side, with a stunning outlook across Swaledale.

### Land and Outbuildings

The property benefits from two stone built outbuildings including a Hennyery-Piggery and a larger stone outbuilding which has double metal doors to a garage, as well as a stable door into a larger barn and two small stores. There are two paddocks available with the property extending to approximately 8.23 acres. One paddock is set on a steep incline with stone walled boundaries providing grazing, the other paddock is situated to the front and side of the property.

### Tenure

The property is believed to be freehold with vacant possession on completion.

### Services and Other Information

The property is served by a shared spring fed water supply, with a UV filter located in the ground floor WC, mains electric, oil fired central heating and septic tank drainage.

### Local Authority and Council Tax Band

Richmondshire. Tel 01748 829100.

The property is banded D.

### Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all rights of way, whether public or private, lighting, water, drainage, sewerage, support and easements whether mentioned in these particulars or not. The sporting rights over the land will be retained by the vendor.

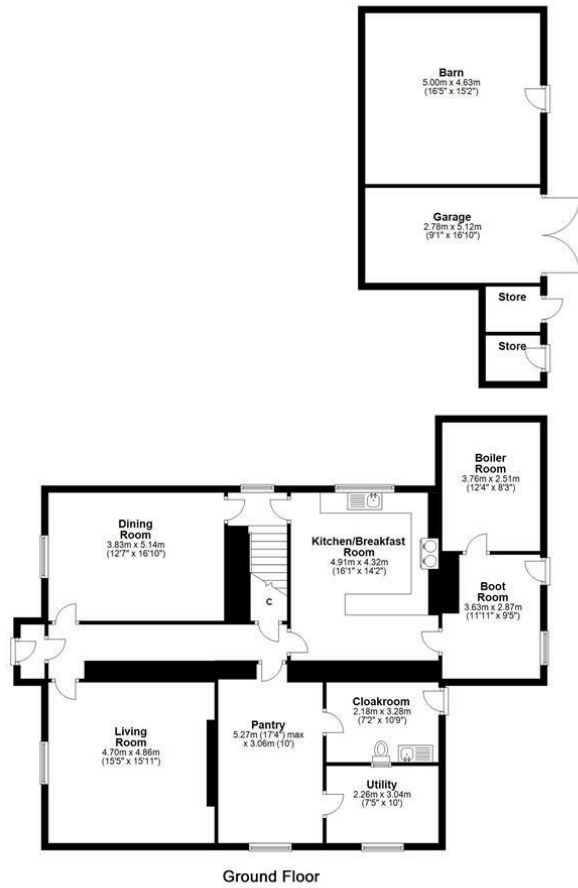
The vendor reserves the right to amend the boundaries of the plot, subject to notification. The sale is subject to all covenants and conditions stipulated by the vendor.

The new purchaser will be responsible for the erection and maintenance of a stock-proof boundary across the field from points A-B, which are referenced on the enclosed Promap.

### Particulars & Photographs

The particulars were written and the photographs taken in September 2022.





## Low Whita Low Row

Total area: approx. 288.8 sq. metres (3108.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>38</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd

### DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan are a general guide only and do not form any part of any offer or contract.
2. All descriptions including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition / repair or otherwise, nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the view the property.