



A D BARN  
Fremington, Richmond

---

# A D BARN

Richmond, North Yorkshire, DL11 6AS

An attractive detached stone built property, tucked away in the hamlet of Fremington, only a mile from Reeth, with stunning countryside views.

## ACCOMMODATION

The property offers immaculately presented accommodation with good sized rooms; a sitting room and dining kitchen to the ground floor, as well as two double bedrooms, including a principal with en-suite and a house bathroom to the first floor. The property showcases stunning open views and well maintained tiered gardens, with an abundance of characterful features throughout the property, including exposed beams, inglenook fireplace with multi fuel stove, stone walls and latch doors to name a few. The property would suit a wide variety of purchasers looking for a permanent or second home and has previously been run as a successful holiday let.



15 High Street, Leyburn, North Yorkshire, DL8 5AQ  
01969 600120  
leyburn@gscgrays.co.uk

GSCGRAYS.CO.UK

---



## Situation and Amenities

Fremington is an attractive hamlet, set in the heart of the Yorkshire Dales National Park, with well renowned Dales bike shop, complete with cafe and The Bridge Inn at Grinton, within walking distance. Reeth is approximately one mile away and has a number of amenities including; village shop, post office, GP surgery, bakery, several public houses, restaurants, cafés, speciality shops and a primary school. Reeth is ideally situated for those looking to enjoy the spectacular scenery and countryside of the Yorkshire Dales.





### Accommodation Comprises: Ground Floor

The front door leads into an entrance porch, with stairs to the first floor and latch doors leading to the living accommodation. The sitting room is a generous room, with a dual aspect overlooking the gardens, an inglenook fireplace with a multi fuel stove, tiled hearth and oak beam above, traditional style fitted storage cupboards, exposed beams and a door leading to the dining kitchen, as well as patio doors out to the side. The dining kitchen has solid units with wooden frontage, an integrated ceramic hob, with fan oven below, fridge freezer and washing machine, sink with mixer tap and drainer, window overlooking the gardens, exposed beams, ample space for a dining table, tiled flooring and a useful understairs storage cupboard.



## First Floor

Stairs lead up to the landing with latch doors to the two bedrooms and house bathroom, window to the side with a lovely view over open fields, exposed beam. The principal bedroom is a spacious double with a window showcasing the superb countryside views, as well as a feature stained glass window, fitted wardrobe and latch door leading into the en-suite shower room. The en-suite shower room has a step-in shower, pedestal wash hand basin, low level WC and extractor fan.

The second bedroom is also a spacious double with a window overlooking the gardens, exposed beam and fitted wardrobe. The house bathroom has a white suite with panelled bath, pedestal wash hand basin, low level WC, as well as an airing cupboard housing the hot water cylinder.

## Externally

The property is approached with a gravelled parking space to the lower tier, stone steps lead up to a stone paved pathway to the front door, as well as a substantial flower bed housing a variety of mature shrubs and plants. The garden is separated into three tiers, with a stone paved seating area showcasing the stunning countryside views. A middle tier with a lawned garden and flower borders and stone steps lead up to a gravelled and stone paved additional seating area with a stone built outbuilding. The gardens have fenced and stone walled boundaries and there are two useful stone stores, one within the top tier of the garden and the other is situated underneath the living accommodation, accessed from the gravelled parking space.

## Tenure

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

## Local Authority and Council Tax Band

Richmondshire. Tel 01748 829100.

The property is banded D.

## Services and Other Information

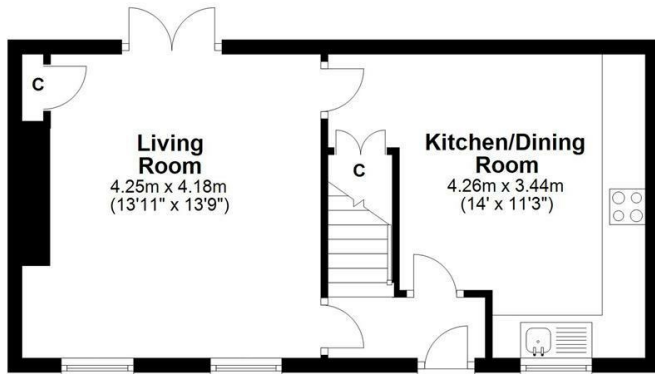
The property is served by electric heating, mains electric and water connected. Septic tank drainage.

## Particulars & Photographs

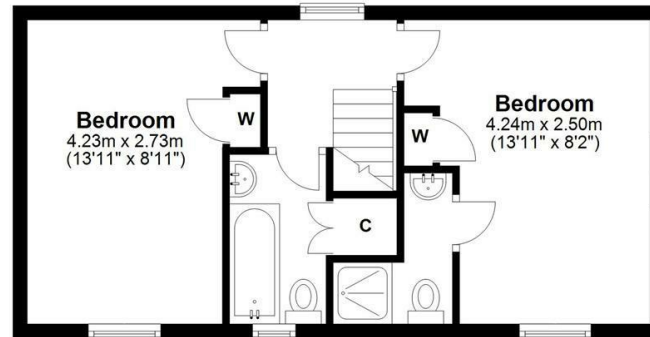
The particulars were written and the photographs taken in February 2023.

## AD Barn Fremington, Reeth

Total area: approx. 73.6 sq. metres (792.6 sq. feet)



Ground Floor



First Floor

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>17</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



### 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 correctness 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.