



*West Underbanks Farm Reeth Road, Richmond, DL10 4SE*  
*Price £1,250,000*

**CARVER**  
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West Underbanks Farm, located on Reeth Road, is a beautiful, detached, period property that has been extensively extended and updated by the current owners. This stunning five-bedroom family home is perfect for a growing family or those who love to entertain.

Situated on a 14-acre plot, West Underbanks Farm offers plenty of outdoor space for you to explore and enjoy. From extensive woodland to a small paddock and a large, formal garden space, this property truly has it all. The house itself spans over 4,000 sq ft, providing spacious living areas that have been beautifully updated to meet modern standards.

As you step through the front door, you are greeted by a welcoming porch with a log store. The large and inviting central hallway gives access on the left to a sizeable yet cosy lounge with a multi-fuel stove, and to the right, a generous, dual-aspect home office. The ground floor also features a large storage cupboard, a ground-floor w/c, and a thoughtfully designed, family-sized kitchen/dining/garden room. The kitchen boasts handmade units, a large central island with granite work surfaces, and built-in appliances, including a range cooker, separate built-in steam oven, microwave, fridge-freezer, and wine chiller. The white goods are housed in a generous utility room, which also serves as a laundry space/boot room.

The modern oak staircase leads to a stylish first-floor landing, which in turn leads to five generously sized bedrooms. The "principal suite" is particularly impressive, with a large dressing room that has built-in wardrobes providing a hidden entrance to a sumptuous en-suite bathroom with a dual-ended bath and a separate walk-in shower. Bedroom 2 is a stunning and spacious room with a beamed ceiling and a charming en-suite shower room. Bedrooms 3 and 4 are both doubles with built-in wardrobes, and bedroom 5 is currently used as a home gym. All bedrooms are served by a modern family bathroom with a walk-in shower cubicle and a dual-ended bath.







General Remarks  
Tenure: Freehold

Services: Oil central heating. Mains electric. Water supply via borehole and Sewerage via waste treatment plant.

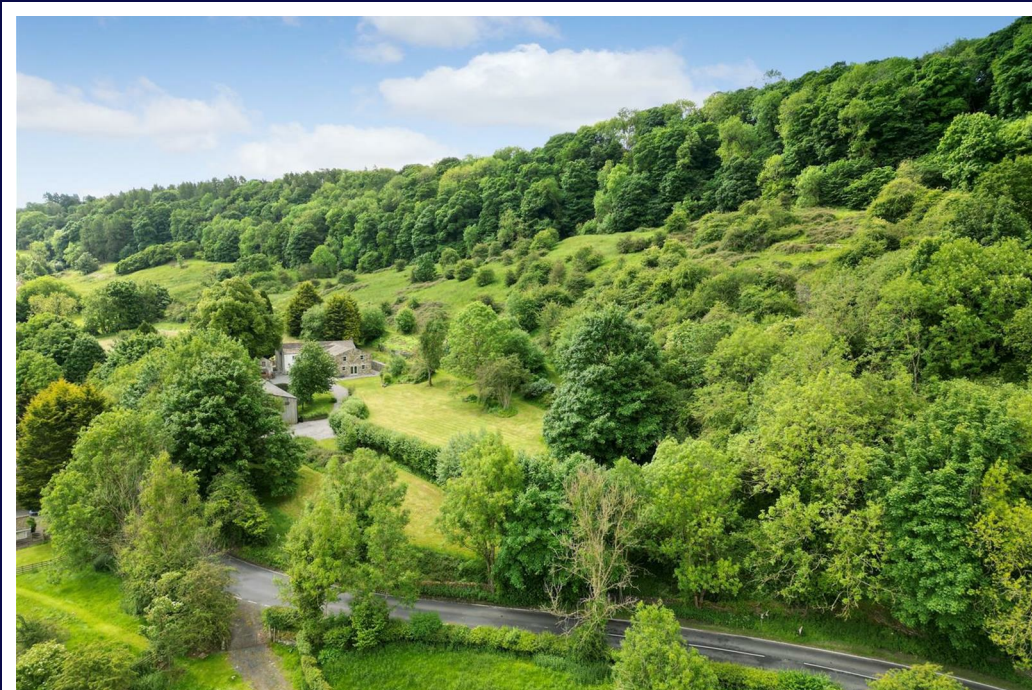
Council Tax: Grade F - North Yorkshire County Council















Externally, the property is equally stunning. Nestled on the bankside and accessed via large gates, the sweeping driveway leads up to the property, passing the partially built triple garage with full planning permission, which overlooks the paddock. The driveway continues up to the top of the property, offering additional parking to the front and rear.

In addition to the main property, there is a small stone cottage standing to the right, which was once used as a small annexe. This cottage is patiently awaiting a new owner to breathe life back into it. A 5-bar gate to the side of the cottage opens to give vehicular access to the rear of the property. The rear of the property has a large, gravelled patio and formal gardens, which continue along to the huge wooden-clad barn with a mezzanine area, providing a viewing platform and two large office/storage areas. The bankside is home to numerous mature trees, including Ancient Woodland and shrubbery, part of which is designated a Site of Special Scientific Interest by Natural England (Swaledale Woods & Grassland). A winding pathway leads up the bankside to a terrific "Nordic style" BBQ hut with a central BBQ and bench seating, ideal for entertaining al fresco while enjoying the amazing views on offer, regardless of the British weather!

Richmond, a thriving historic market town on the edge of the Yorkshire Dales, offers a good range of artisan shops, cafes, restaurants, bars, a cinema, an art gallery, a swimming pool, and weekly markets. The town is also well-regarded for its schools and is conveniently located for commuting due to its proximity to the A1(M) and A66 Pennine route.

Properties as special as West Underbanks Farm are hard to find, and viewings are strictly by appointment only. If you would like to arrange a viewing or require any further information, please do not hesitate to contact us at



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>81</b>

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>81</b>



# Underbanks Farm West, Richmond, DL10 4SE

APPROXIMATE GROSS INTERNAL FLOOR AREA

Main House - 4152 SQ FT / 385.72 SQ M

Outbuilding - 187 SQ FT / 17.33 SQ M

Total - 4339 SQ FT / 403.05 SQ M

