

LOT

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Martins Farm House, Healaugh, Nr Reeth, Richmond, N Yorkshire DL11 6UA

Guide price* £225,000+



A period five bedroom farmhouse in the Yorkshire Dales National Park requiring a scheme of refurbishment with outbuildings, gardens, barn and a grazing paddock/land of around 1.3 acres.

Description

A charming stone farmhouse with land located in this much sought after rural location enjoying a stunning setting within the popular Yorkshire Dales National Park. The farmhouse now requires refurbishment and modernisation and will appeal to local buyers looking for a long term family home, developers looking for a project or those parties looking for a second property or developing into holiday lets. The house has part double glazing, a former central heating and hot water system was in place with some wall mounted heaters (not tested) and was formerly utilised as two dwellings but is being sold as one detached farmhouse. There are a number of stone outbuildings

and stores, area for parking, rear garden, a large detached timber framed agricultural barn and a grassed paddock of around 1.3 acres in size.

Location

The farmhouse is situated in the quiet Swaledale village of Healaugh, a lovely location with far reaching views across the valley and surrounding countryside. Healaugh is under 2 miles mile from Reeth, the popular market town, with its weekly market on the village green, shops, pubs, restaurants, artisan bakery, cafes/tea rooms, hotel, garage, school and doctors surgery. There are beautiful walks and views in all directions and the village is only 12 miles from the market town of Richmond and 9 miles from market town

of Leyburn. The area sees a high volume of tourists in both winter and summer attracted to the stunning location and incredible setting along with being part of the Yorkshire Dales National Park.

Accommodation

Ground Floor Formal entrance hallway to the main section of the farmhouse with feature stone flagged floor and stairs to the first floor, lounge with feature fireplace, dining room, fitted kitchen with door to the rear courtyard. To the right hand side of the building is an area previously used as a dwelling with open plan kitchen and dining area with its own rear entrance door and porch, separate lounge and ground floor bathroom/WC in white. From the open plan area

stairs rise up to a bedroom marked on the floorplan as bedroom five.

First Floor To the main section of the farmhouse is three good sized bedrooms, a fourth smaller bedroom with limited head height and extending into the eaves and a separate bathroom/WC

Outside The property sits fronting onto the road with a small lane to one side leading to the rear. Immediately to the rear of the farmhouse is a courtyard area with stores, stone outbuildings one of which was used previously as a utility room. There is a fenced off garden area to the rear of the farmhouse (now overgrown). A large area of hardstanding provides off road parking for multiple vehicles. An agricultural timber framed barn (approx. 60ftx30ft) provides useful storage with an oversized access door for larger vehicles. There is a grassed paddock to the rear, on a



slight incline or around 1.3 acres.

Tenure
Freehold

EPC
Energy Efficiency Rating tbc

Auction Valuer
Lucy Crapper ANAVA

Note
The property is being sold as one dwelling while its clear the previous occupant may have been using it as

two dwellings we have no confirmation planning was granted or any approvals have ever been received. The property and land is sold as seen. Further information is supplied in the legal pack available online.

Viewing
Strictly by appointment with joint agent Bridgfords Richmond 01748 850341 Direct non confirmed viewings at the property are not permitted; you must make an appointment with

the agent prior. For any other general auction enquiries please call the auction team on 0114 254 1185 Any viewers of this property are strongly advised to take extra care due to its landscape and buildings. Suitable footwear is required and we suggest no children when viewing. Blundells Auctions, Bridgfords Estate Agents and their clients take no responsibility for any accidents losses or injuries incurred whilst visiting the site, land and buildings. Plans and measurements

shown are for information only, are not to scale and cannot be relied on.