



A D HOUSE  
Fremington, Richmond



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# A D HOUSE

Richmond, DL11 6AW

An attractive, Grade II Listed property, occupying a lovely position in a highly regarded hamlet, in the heart of The Yorkshire Dales National Park. Offering stunning views towards the Dales.

## ACCOMMODATION

This charming home offers two reception rooms, including a spacious sitting room, formal dining room and a bespoke well built kitchen with a separate utility and a useful home office. There is a sweeping characterful staircase which leads to the first floor and there are three particularly spacious double bedrooms, as well as a large house bathroom.

The property offers an abundance of characterful features, including sash windows, window seats, stone flagged flooring, multi fuel stove, with traditional surround, a Range style feature cooker in the kitchen, arched window to the landing, as well as attractive cast iron feature fireplaces.

Externally, the property benefits from well maintained and private gardens, with a lawned garden to the front and a substantial walled garden to the rear, complete with wild flower area, vegetable patch, deep flower beds housing mature shrubs and plants and seating areas. There is also an allocated parking space.



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## Situation and Amenities

Fremington is an attractive hamlet, set in the heart of the Yorkshire Dales National Park, 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.

The property is also accessible to the popular market towns of Richmond (11miles) and Leyburn (7.5 miles), as well as commuting links to the A1 (M) (13 miles) and A66 (12 miles).





### Accommodation Comprises: Ground Floor

A traditional front door leads into a spacious entrance hallway, with doors leading to the living accommodation, spindle staircase to the first floor and stone flagged flooring.

The kitchen has a good range of bespoke solid wood units with cream frontage, a feature Range cooker, mullion windows and space for a free standing cooker. The utility also provides an array of additional cupboards and storage, as well as a sink and plumbing for white goods and houses the boiler.

The sitting room has timber flooring, a large inset log burning stove, with stone surround, exposed beams and sash windows to showcase the stunning view to the front of the property, as well as a window seat and arched doorway into the rear hallway. The dining room sits adjacent to the kitchen and enjoys a feature fireplace, as well as a sash window with window seat, again showcasing the lovely view, timber flooring and coving detail.

The rear hallway provides access to the garden and a room which could be utilised as a home office, with a window to the rear and a useful storage cupboard.



## First Floor

The landing provides access to the three bedrooms house bathroom and loft access. There is an attractive arched window situated on the half landing.

The principal bedroom is a vast double bedroom with two sash windows showcasing the stunning view, a cast iron feature fireplace, coving detail and two fitted wardrobes. The second bedroom, also a substantial double has a cast iron feature fireplace and a window overlooking the lovely view.

The third bedroom, also a double, with two windows and window seats overlooking the private walled rear gardens. The bathroom has a roll top bath, separate shower, WC, basin, window to the rear and an airing cupboard.

## Externally

The property is approached by a stone steps and gravel pathway, with lawns to either side and high hedged boundaries, creating privacy to the front garden.

To the rear of the property, there are stone steps which lead up to a beautifully maintained, substantial garden, mainly laid to lawn, with various seating areas, wild flower area and substantial flower beds, housing a variety of mature shrubs and plants, including apple trees. There is also a vegetable patch, a large timber shed and a gate providing access to the parking area. The property has an allocated parking space, which is located to the side of the adjacent property and additional off-road parking to the front of the property.

## Tenure

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

## Local Authority and Council Tax Band

North Yorkshire Council. Tel 01748 829100.

The property is banded E.

## Services and Other Information

The property is served by oil fired central heating. Mains electric and water connected. Septic tank drainage.

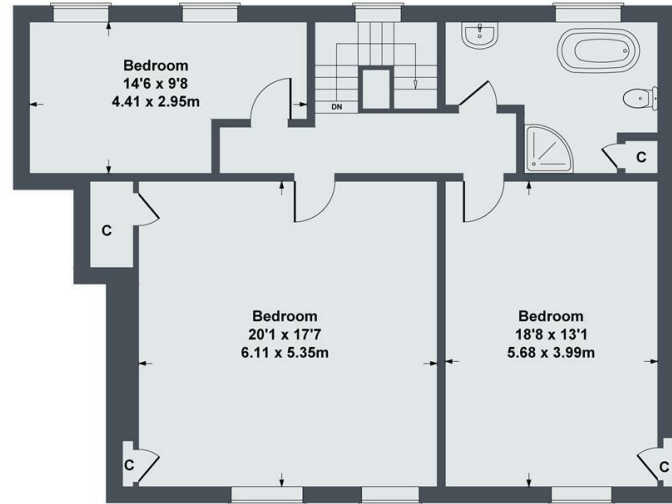
Please note, there are two small areas of flying freehold within the utility and third bedroom.

## Particulars & Photographs

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

## AD House, Fremington

Approximate Gross Internal Area  
1927 sq ft - 179 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

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>	56	80
	EU Directive 2002/91/EC	



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