



WEST HOUSE FARM  
Healaugh, Richmond, North Yorkshire



GSC GRAYS  
PROPERTY • ESTATES • LAND

# WEST HOUSE FARM

HEALAUGH, RICHMOND, NORTH YORKSHIRE DL11 6UQ

A TRADITIONAL, STONE-BUILT DALES PROPERTY WITH FANTASTIC SOUTH FACING VIEWS ACROSS SWALEDALE AND THE ADDED BENEFIT OF OUTBUILDINGS.

## Accommodation

Sitting Room • Kitchen • Dining Room • Utility • Ground Floor W.C.  
Boiler Room • Three Double Bedrooms • House Bathroom

## Externally

Range of Outbuildings • Lawned Garden • Plot extending to 0.97 acres approx.  
Additional Land Available by Separate Negotiation



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Chester-le-Street  
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Tel: 01833 637000

Driffield  
Tel: 01377 337180

Boroughbridge  
Tel: 01423 590500

Kirkby Lonsdale  
Tel: 01524 880320



### Situation and Amenities

West House Farm is situated on the edge of the pretty village of Healaugh, on the southern side of the River Swale, in the heart of the Yorkshire Dales National Park in Swaledale. The village is situated approximately one mile from both Low Row and Reeth. Low Row offers a popular pub and church and the town of Reeth is well served with a primary school, Doctors' surgery, local shop, tea rooms, public houses and the Dales Bike Centre.

Further amenities are available in the market towns of Leyburn, 9 miles and Richmond, 13 miles, where there are many excellent local and artisan shops, a weekly outdoor market, filling station, dentist, primary and secondary schools and a sixth form colleges. Leyburn is also home to one of the largest auction houses in the UK, Tennants Auctioneers on the eastern outskirts of the town.

There are also various independent schools within striking distance including Aysgarth Preparatory School, Queen Mary's School for girls at Thirsk, Ampleforth, Sedbergh and other excellent schooling facilities in Harrogate and York.

With Leyburn known as the gateway to the Dales, it benefits hugely from tourism and has good communications and relatively easy access from the A1 at Catterick. The nearest train station is at Northallerton (about 27 miles) with a regular service on the east coast main line to York, Newcastle, London or Edinburgh. Leeds Bradford is the nearest international airport but there are an increasing number of services now being offered from Durham Teesside airport.

### West House Farm

West House Farm is a traditional Dales long house, with a huge amount of potential and would benefit from modernisation and renovation throughout. The farmhouse has spacious living accommodation with well-proportioned rooms which could be reconfigured, along with the added potential of incorporating the attached barn and store, to create further bedrooms and living space, subject to consents.





There is a range of character features including exposed beams, a Range fireplace and open fire to name a few.

The premises was previously a commercial farm and benefits from a variety of modern and traditional outbuildings, which would also benefit from renovation and have scope for alternative use, subject to obtaining the necessary consents.

#### Accommodation

The property enters into the dining room, which provides access to the breakfast kitchen and sitting room. The sitting room is a generous space with a staircase to the first floor and provides access to the boiler room.

The kitchen has a range of wall and base units and an additional staircase leading to a small landing. There is also a utility room and ground floor w.c.

To the first floor, there are three double bedrooms including a particularly spacious principal which can be accessed from both landings. There is also a house bathroom with bath, w.c, basin and a shower which is accessed from the landing.

#### Gardens and Grounds

There is a lawned garden to the front of the property with dry stone walled boundaries and there is also a raised, stone-flagged patio seating area adjacent to the main house.





### **Outbuildings**

The farm buildings are predominantly centred around a substantial concrete yard and comprise a breeze block barn which incorporates the byre and opens into a timber-framed barn with individual stalls, a stone-built barn and various stores. There is also an additional timber-framed barn and machinery store which is accessed from the land. All of the buildings would benefit from a schedule of refurbishment.

Additionally, there is also a two-storey stone-built byre and first floor store, accessed from the road, both of which are attached to the house and have potential to provide further residential accommodation, subject to obtaining the necessary consents.

### **Land**

Additional grassland may be available by separate negotiation. Further information available upon request from the Selling Agent.

The additional land is accessed by a shared track adjacent to the farmyard and is classified as Grade 4 with freely draining slightly acidic loam soils that provide a long grazing season under grass. It is generally level, lying between 193m and 198m above sea level and is bound by stone walls.

### **Tenure**

The property is freehold and will be offered with vacant possession on completion.

### **Viewings**

Strictly by appointment with GSC Grays.  
Telephone: 01748 829 217.

### **Local Authority**

North Yorkshire Council.  
Council tax band:

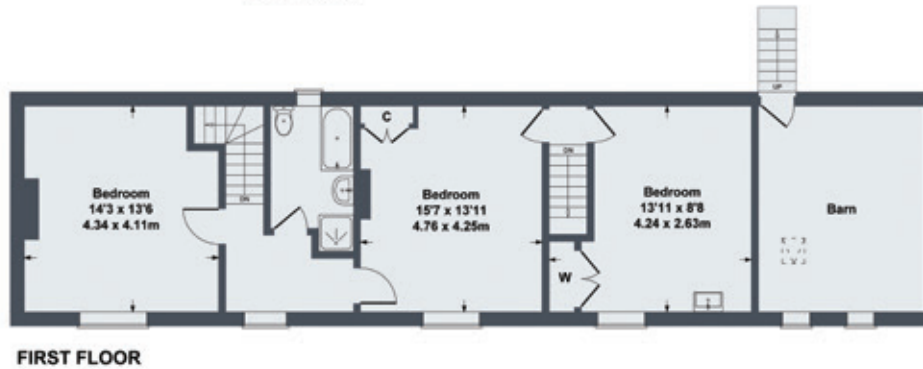
### **Services and Other Information**

Oil-fired central heating. Mains electricity and water. Mains sewerage, fed to a wastewater treatment works which is managed by Yorkshire Water on the field in front of the house.

We understand there is asbestos present at the property.

## West House Farm, Healaugh

Approximate Gross Internal Area  
2153 sq ft - 200 sq m



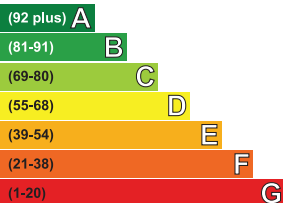
### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2024

### Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
26	60

### 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 our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
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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 property.

Particulars written: July 2024

Photographs taken: July 2024

### Wayleaves and Covenants

West House Farm is sold subject to and with the benefit of all existing rights, including rights of way, light, drainage, water and electricity and all other rights and obligations, easements and all wayleaves or covenants whether disclosed or not. .

what3words

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