



GRANGE CLOSE FARM
Hudswell, Near Richmond

Carter Jonas

GRANGE CLOSE FARM, HUDSWELL, RICHMOND, DL11 6BN

Richmond - 3½ miles

Darlington - 18 miles

A1(M) - 7½ miles

Grange Close Farm has only recently undergone a sympathetic programme of restoration to a high standard whilst retaining many character features. The separate detached stone barn could provide ancillary accommodation if required, subject to planning, and there is sufficient land for those with equestrian interests.

The picturesque village of Hudswell lies in the Yorkshire Dales only a few miles from the historic market town of Richmond, on the doorstep of Swaledale and Wensleydale. The village features an award winning community owned public house, The George & Dragon, with a host of amenities in Richmond some 3 miles away.

The accommodation briefly comprises a reception hall opening into a guest cloaks/shower room and a study/ single bedroom four. Both the dining room and sitting room have a wealth of exposed beams and timbers, built in book shelving, log burner and oak internal floors and doors. The light and spacious open plan living dining kitchen has an excellent range of bespoke units, central island and Aga, exposed beams opening through into a large conservatory overlooking the rear gardens. There is also a utility with storage cupboards.

At first floor level is a landing with full height built in storage cupboards, two double and one single bedroom and a house bathroom.

A CHARMING DETACHED PERIOD RESIDENCE DATING BACK TO AROUND 1750, TOGETHER WITH SEPARATE STONE BARN, A RANGE OF OUTBUILDINGS AND KENNELS, FORMAL GARDENS AND GRASS PADDOCKS EXTENDING IN ALL TO SOME 9½ ACRES.



Outside is an in and out gravelled driveway and forecourt providing ample private parking, two storey detached stone barn suitable for a variety of uses and dry stone boundary walling. Double gates lead down the side of the house where there is an extensive range of stone outbuildings and kennels.

The formal gardens lie principally to the rear of the house which are lawned and a further driveway leads down to the adjoining paddock land which together with the grounds extend to approximately 9½ acres.

ADDITIONAL INFORMATION

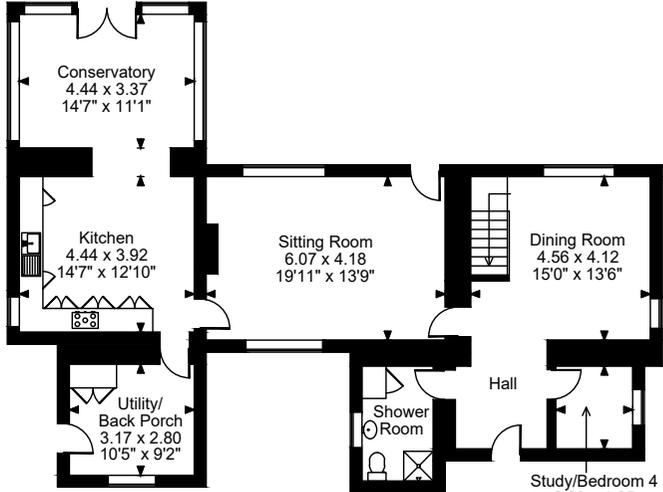
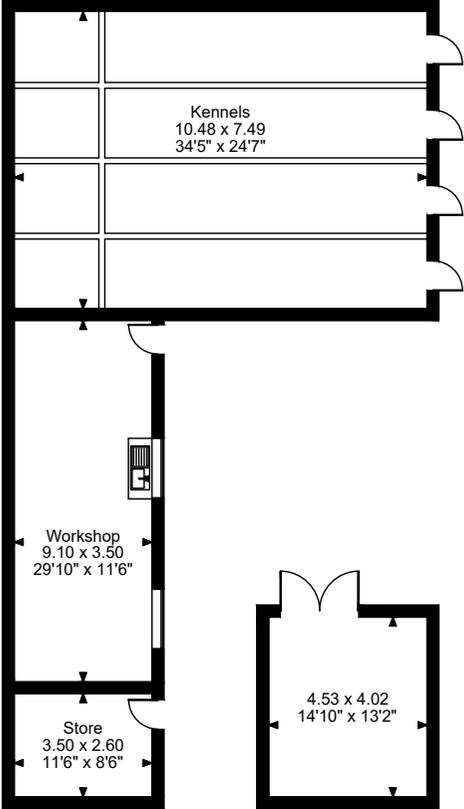
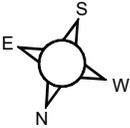
Agents note: We understand there is a 15 year clawback on the land with 11 years left to run.

Tenure: We are advised that the property is freehold with vacant possession given on legal completion.

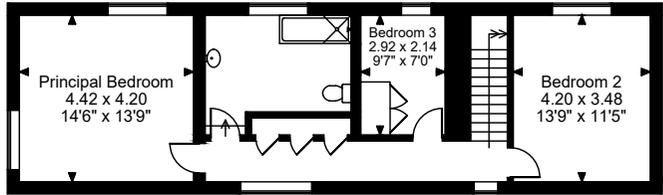
Directions - DL11 6BN: Travelling south from Richmond on the A6136, cross the River Swale and continue along Rimmington Avenue. Turn right into Theakstone Lane and onto Hudswell Lane, which after approximately 1 mile takes you into the village. Grange Close Farm is on the left, immediately before the Dales View development.



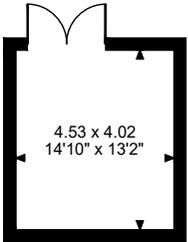
Grange Close Farm, Hudswell
Approximate Gross Internal Area
Main House = 1,919 sq ft / 178 sq m
Outbuildings = 1297 sq ft / 121 sq m
Barn = 196 sq ft / 18 sq m
Total = 3,412 sq ft / 317 sq m



Ground Floor



First Floor



Barn

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		50
(39-54)	E		50
(21-38)	F		50
(1-20)	G		50
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





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