



Prys House Farm

Hurst, Richmond

Carter Jonas

Prys House Farm Hurst Richmond North Yorkshire DL11 7NW

Attractive upland grass farm.

- Desirable Grade II Listed Dales Farmhouse
- Opportunity to refurbish and extend farmhouse subject to planning.
- Ring-fenced parcel of productive grassland.
- Picturesque ghyll featuring derelict cottage, old mine works and waterfall.
- Opportunity for environmentally focused purchasers offering potential for habitat creation and tree planting.
- Just outside the Yorkshire Dales National Park

In all extending to 104.20 acres (42.16 hectares).

For sale by private treaty as a whole or in up to two lots.



Introduction

Prys House Farm comprises an attractive upland grass farm situated just outside the Yorkshire Dales National Park which will appeal to a variety of purchasers including conventional livestock producers, lifestyle purchasers and environmental purchasers motivated by habitat creation, tree planting and landscape enhancement.

Location

Prys House Farm comprises an attractive upland farm situated in a desirable location just outside the Yorkshire Dales National Park.

The popular market town of Richmond is situated approximately 10 miles to the east whilst Leyburn and Barnard Castle are situated 10 miles to the south and 14 miles to the north respectively.

Access to the A66 and A1(M) are each within a 25 minute drive whilst access to the east coast main line is available at Darlington which provides excellent access to London Kings Cross.

Farmhouse

Prys House Farmhouse comprises a detached Grade II listed property of stone construction under a stone flag roof and benefitting from a southerly aspect.

The living accommodation extends to approximately 1,206 ft² and provides well-balanced family living accommodation over two floors.

The accommodation includes rear hallway, bathroom, kitchen, living room and study to the ground floor with three bedrooms to the first floor.

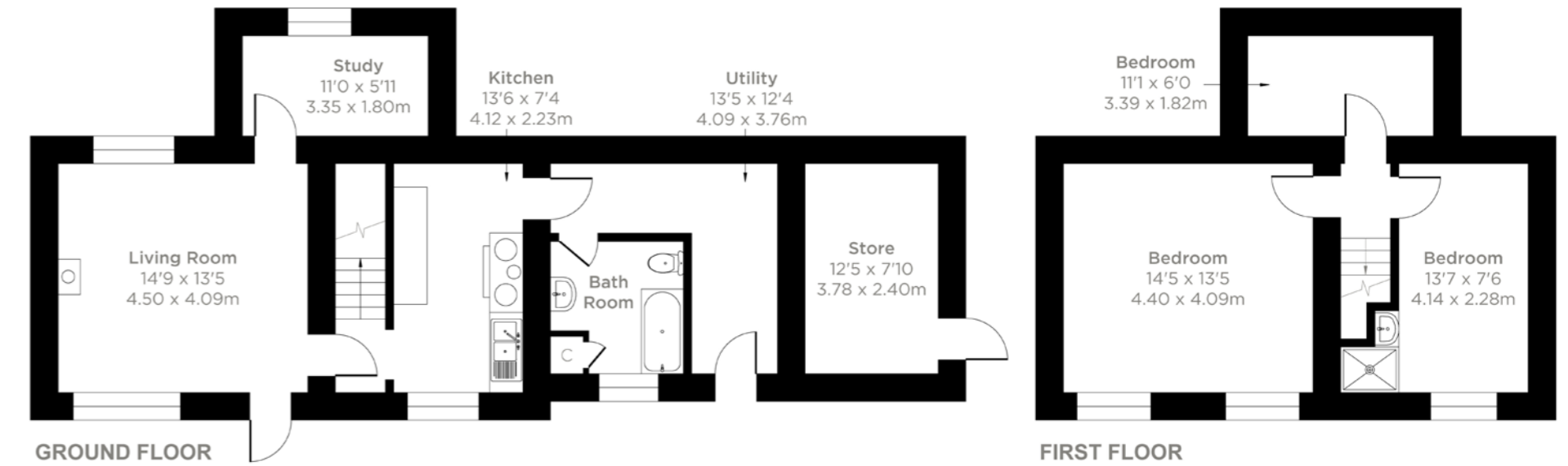
The property does provide scope to extend the living accommodation subject to obtaining the necessary planning consents.

Externally, there is ample parking to the front elevation together with an enclosed south facing garden laid to lawn.



Floor plan

Prys House Farm
Hurst
Richmond
North Yorkshire
DL11 7NW



For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.

Farm Buildings

The farm benefits from a useful stone barn which offers potential to provide ancillary living accommodation subject to the necessary planning consents.

A former 4-bay timber frame barn with lean-to cattle yard has collapsed following storms however, it offers a footprint for a modern general purpose building to be erected subject to planning.

The stables situated to the west of the farmhouse are excluded from the sale.



Land

Prys House Farm extends in all to approximately 104.20 acres (42.16 hectares) and comprises a mixture of sound pasture situated to the north of the farmstead and hill pasture to the south of the farmstead.

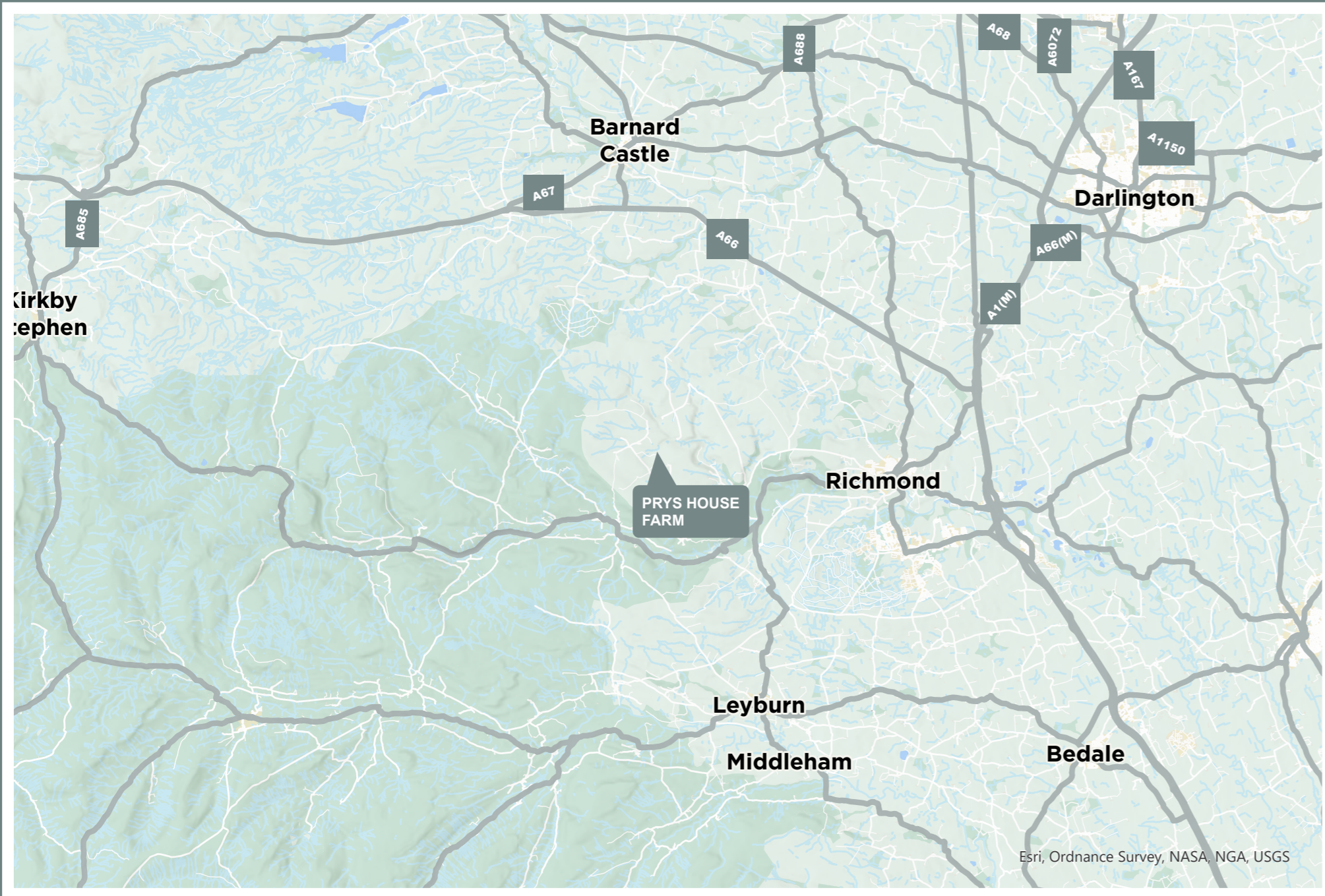
A particular feature of Prys House Farm is a steep ghyll situated on the northern boundary. The ghyll has a picturesque tree-lined waterfall, the remnants of former mine workings and the remnants of a former cottage (46' x 21').

The land is classified as being Grade 5 under the former MAFF land classification system.

The land is undulating in nature rising from approximately 250 metres above sea level in the bottom of the ghyll on the northern boundary to 350 metres above sea level on the southern most boundary.

The property is accessed over a private right of way. A public bridleway follows the route of the access track and travels through the farmstead whilst a public footpath follows the bottom of the ghyll. It is understood that a private right of way follows the eastern boundary of the southern most parcel.







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