

2 Hill Farm  
Tunstall  
Richmond



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& Parker

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A striking and meticulously renovated stone-built property offering contemporary luxury and expansive open-plan living, set in a private location against a backdrop of breathtaking North Yorkshire countryside, close to Richmond

2 Hill Farm is an exceptional residence that seamlessly combines traditional stone character with striking contemporary architecture. Extending to more than 2,700 sq. ft, the home is defined by its light-filled interiors, high-specification finishes and far-reaching views across the surrounding landscape.

The entrance makes an immediate impression, with a spacious reception hall featuring polished tiled flooring and a minimalist oak-and-glass floating staircase. At the heart of the home is the impressive open-plan kitchen and breakfast room. This superb space, crowned by a vaulted ceiling with exposed timber trusses and skylights, has been designed with modern entertaining in mind. It features a sleek central island with breakfast bar seating, high-end integrated appliances, including a SMEG built in oven and SMEG coffee machine and boiling tap and a cosy woodburning stove, while large bi-fold doors open onto the terrace, seamlessly connecting the indoor and outdoor spaces. A separate substantial sitting room also benefits from bi-fold doors and a feature fireplace, providing a more formal yet equally welcoming setting. A spacious office, utility with space for a washer and dryer and a useful storage area completes the ground floor, all benefitting from underfloor heating. The first floor continues the theme of rustic elegance, with vaulted ceilings throughout. The principal bedroom benefits from a stylish en suite shower room and access to a large dressing room from the landing. This room could easily be returned to a fourth bedroom. A further bedroom also enjoys en suite facilities, while the remaining bedroom is served by a contemporary family bathroom. All bath and shower rooms feature high-quality fittings and attractive timber accents.



The property is approached via a spacious paved driveway with ample parking, leading to a well-maintained lawn bordered by established hedging and low stone walls. A detached garage and additional store provide useful ancillary space. A private expansive stone-paved terrace offers space for outdoor entertaining and overlooks rolling countryside beyond traditional dry-stone walls. The property also benefits from a versatile detached garden office with a kitchenette, ideal for home working or for use as a studio or gym.

**Location**

The property is situated in the rural village of Tunstall, surrounded by attractive North Yorkshire countryside and conveniently placed for the historic market town of Richmond, which provides a wide range of everyday amenities including supermarkets, independent shops, cafés, restaurants and leisure facilities. Nearby Bedale and Northallerton offer further shopping and services, while the Yorkshire Dales National Park is within easy reach for walking and outdoor pursuits. Well-regarded independent schools in the area include Aysgarth School, Queen Mary's School and Giggleswick School, while respected grammar schools include Ripon Grammar School and Ermysted's Grammar School. The A1(M) provides convenient road links north and south, while Northallerton railway station offers regular direct services to London King's Cross, York and Edinburgh. Durham Tees Valley Airport is also within reach for regional and international travel.

Postcode region: DL10

**General**

Local Authority: North Yorkshire Council  
Services: Mains electric and water. Oil central heating. Private drainage, which we believe to be compliant.  
Council Tax: Band F  
EPC Rating: C  
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Main house 2,740 sq ft (255 sq m)

4 bedrooms | 3 bathrooms

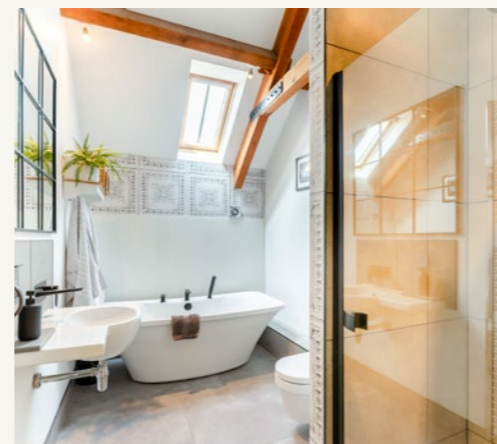
Garage and garden office

Generous garden

Open countryside views

Freehold

Guide price £925,000



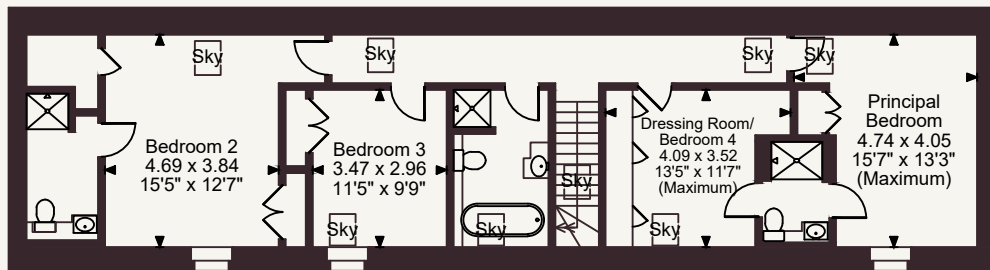
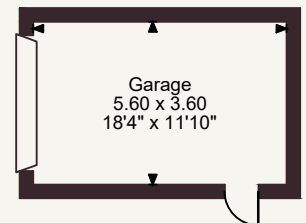
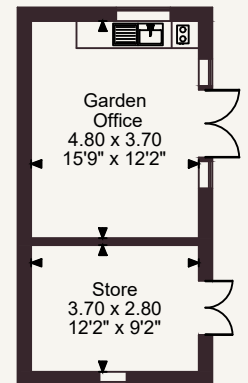
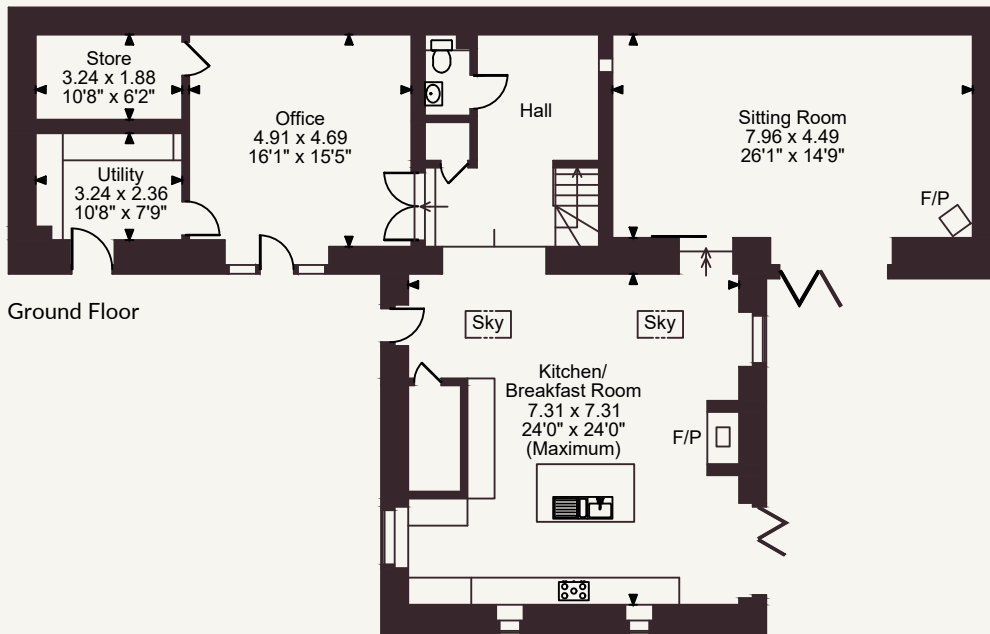
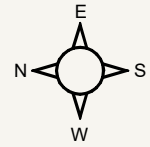
**Hill Farm Tunstall, Richmond**

Main House internal area 2,740 sq ft (255 sq m)

Garage internal area 217 sq ft (20 sq m)

Garden Office & Store internal area 309 sq ft (29 sq m)

Total internal area 3,266 sq ft (303 sq m)



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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