



3 Bedrooms

James Winn Estate Agents have the pleasure of bringing to market this truly charming and characterful three-bedroom semi-detached village home, set in a peaceful yet well-connected location, perfect for those seeking idyllic countryside living without compromising on convenience.

This delightful property offers generous and versatile accommodation throughout, including a spacious main living room, a cosy lounge/snug ideal for relaxing evenings, and a beautifully crafted handmade kitchen/dining room that forms the heart of the home.

Ellerton Hill

Ellerton,
Richmond,
DL10

Guide Price:

£495,000

EPC Rating: D



Location:

Situated in Ellerton upon Swale, a small rural village just outside Richmond in North Yorkshire. The postcode DL10 6AL is very small (only ~7 houses) and entirely residential. Semi-rural setting: countryside surroundings, low traffic, and a quiet environment. In practical terms, this is a village location rather than town-centre living.

Most amenities are accessed in Richmond (6 miles). Supermarkets, shops, cafés, pubs with Schools, GP, pharmacies and other local services nearby. Darlington (~14 miles) – rail links, larger retail Northallerton (~9 miles) – additional services

Directions:

From Richmond head southeast on the B6271, through Brompton-on Swale and towards Scorton. At Scorton turn right at the petrol station to continue on the B6271 towards Northallerton for approx 1.5 miles to a small crossroads. Take the left turn towards Whitwell and Forest. Ellerton Hill is a ¼ of a mile on the right.

Living Room:

5.37 x 3.90

Composite entrance door, 2 double-glazed windows to front and rear, Limestone flooring, feature fire breast with inset dual fuel log burner, radiator.



For additional information and full photo gallery please visit www.jameswinn.co.uk



Lounge/Snug: 3.75 x 3.90

Double-glazed window, feature stone built fire breast with inset dual fuel log burner, cast iron radiator, carpet.

Kitchen: 4.03 x 3.65

Double-glazed window, full range of framed hand-made base and wall units including large larder unit, solid oak work surfaces, double Belfast sink, space for free-standing electric oven, solid oak flooring, tiled splash back, spotlights.

Dining Room: 4.30 x 2.55

2 Double-glazed windows and French doors leading to rear garden, cast iron radiator, solid oak flooring, and door to garage.

Landing: 8.79 x 0.88

2 Double-glazed windows, Velux skylight, feature panelled walls, radiator, carpet.

Master Bedroom: 5.13 x 3.39

Double-glazed window, full wall of fitted wardrobes, panelled walls, radiator, carpet.

Bedroom 2: 3.41 x 3.78

Double-glazed window, built-in storage cupboard, radiator, carpet.

Bedroom 3: 3.62 x 2.36

Double-glazed window, radiator, carpet.

Bathroom:

2.64 x 1.68

Double-glazed window, panelled bath with screen and Mira Realm thermostatic shower, Victorian style hand basin and w/c, part tiled walls, solid oak flooring, extractor, Velux skylight, cast iron radiator.

External

Double-garage:

5.84 x 5.50

Split into 2. utility area, shower room with panelled walls and vinyl flooring, sink unit. 1 part in use as tool shed/storage.

Front:

Walled courtyard, stone flagged, timber porch/canopy, storage shed, parking for 2 cars, access to garages, views over open farmland.

Side:

Gate to rear garden.

Rear:

Large rear garden with, paved patio, lawns, mature borders, summer house, greenhouse, shed and log store.



Mortgage and Financial:

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage advisor based. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it).Minimum age 18.

Clauses:

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC`s are generated by a third party and James Winn Ltd accepts no liability for their accuracy.

Material Information:

The following information should be read and considered by any potential buyers prior to making a transactional decision:

SERVICES: We are advised by the seller that the property has electricity, water and shared Septic tank.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: No

PARKING ARRANGEMENTS: Off road parking and double garage.

BROADBAND SPEED:

The maximum speed for broadband in this area is shown by inputting the postcode at the following link here <https://www.broadbandcheck.co.uk/>

ELECTRIC CAR CHARGER: N/A

MOBILE PHONE SIGNAL: No known issues.

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

Tenure - Freehold

Viewing - By appointment through James Winn

GROUND FLOOR
1096 sq.ft. (101.8 sq.m.) approx.



1ST FLOOR
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA: 1719 sq.ft. (159.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract