



Townsend House
9 Station Cottages | Richmond | North Yorkshire | DL10 4LB

Seller Insight



We've loved living at Townsend House for over 10 years. What first attracted us to the property was its perfect location, with country walks right from our garden gate and just a short stroll into the heart of Richmond for all the shops, cafes, and restaurants. Over the years, we've made some key improvements, including opening up the original kitchen and corridor to make the space more central to the home, installing a new Harvey Jones kitchen, updating the boiler and electrics, and adding a new shower room. Our favourite features are the beautiful sunlight that streams through the south-facing mullioned windows and the bespoke library. We've had many memorable moments here, including welcoming Rosie, our rescue Greyhound, and enjoying evenings with friends in our lovely dining room.

Richmond is such a thriving market town with a great sense of community. We love the variety of events throughout the year, like Mayfest and the Walking and Book Festival, where everyone gets involved. The amenities here are fantastic—The Station bakery, café, and cinema are just around the corner, and we regularly use the swimming pool and gym. We're also well-placed for local schools, with easy transport links to Darlington and beyond, including trains to London and Edinburgh, and direct access to the A1.

While we've thoroughly enjoyed every moment here, we're now moving to Edinburgh, where we already have a property. If we were staying, we'd consider updating the bathroom, adding an ensuite shower room, and putting a porch at the back. What we'll miss most is being able to step straight into the countryside for walks and seeing our dog walking friends and neighbours. The next owners will love how peaceful and tranquil this home is, yet it's so close to everything Richmond has to offer. It truly has everything you need on the doorstep.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Step inside

Townsend House

Townsend House is an attractive Grade II Listed, Victorian, detached, stone built family house, situated in a unique location adjacent to and overlooking the River Swale and next to the The Station, Richmond. The property was originally built by the railway company and is situated in a conservation area with stone mullion windows and views over the river Swale. The property has been substantially refurbished by the current owners and provides generous and versatile living accommodation throughout.

Stepping into the welcoming reception hall, there is ample space for greeting guests. There is immediately a feeling of charm with an internal mullion window looking into the kitchen. There is a staircase to part of the first floor where there are two double bedrooms; ideal for guests or as hobby rooms. These two bedrooms are serviced by a modern ground floor shower room, which is also accessed from the hall. There are three generous reception rooms which are flexible in their use. Currently there is a superb study with bespoke library and views to three sides to include the nearby River, as well as the front garden. A perfect space to enjoy a good book. There is a generous formal dining room to the front of the property with beautiful stone mullion windows. The living room has a very cosy feel, with original Victorian open fire. The kitchen has been carefully designed by the current owners and is undoubtedly the heart of the home, with integrated appliances, granite work surfaces and breakfast bar. The inner hall/rear porch gives space for under stairs storage and access to the remainder of the first floor. There are three further bedrooms and a house bathroom, which would lend itself to be split and create an en-suite (subject to necessary consent).







Step outside

As you turn in towards the Station, keep left and follow the road past Station Cottages and Townsend House sits in front of you. The property has a private gated driveway, with parking for numerous vehicles and access to a detached garage. The gardens are boarded by stone walling and mature hedging giving privacy. There are lawned gardens with surrounding borders and paved pathways to the front and back doors. There is a private raised seating area to the rear with useful log store. There is a gate giving access to the river bank and nearby footpaths.

Location: A tucked away, yet easily accessible location only a minutes walk from The Station and also the market place and the abundance of amenities Richmond offers. Ideally positioned for access to Swaledale and the Yorkshire Dales as well as the nearby towns of Darlington, Northallerton and Bedale.

Directions: Whatthreewords - [///taker,perfectly,cript](#)

Services, Utilities & Property Information

Utilities – Mains electricity, and sewerage. Gas central heating to radiators.

Tenure – Freehold

Listing - Grade II listed. Located within a conservation area.

Property Type – Detached. Construction Type – Stone.

Council Tax – Richmondshire District Council. Band F

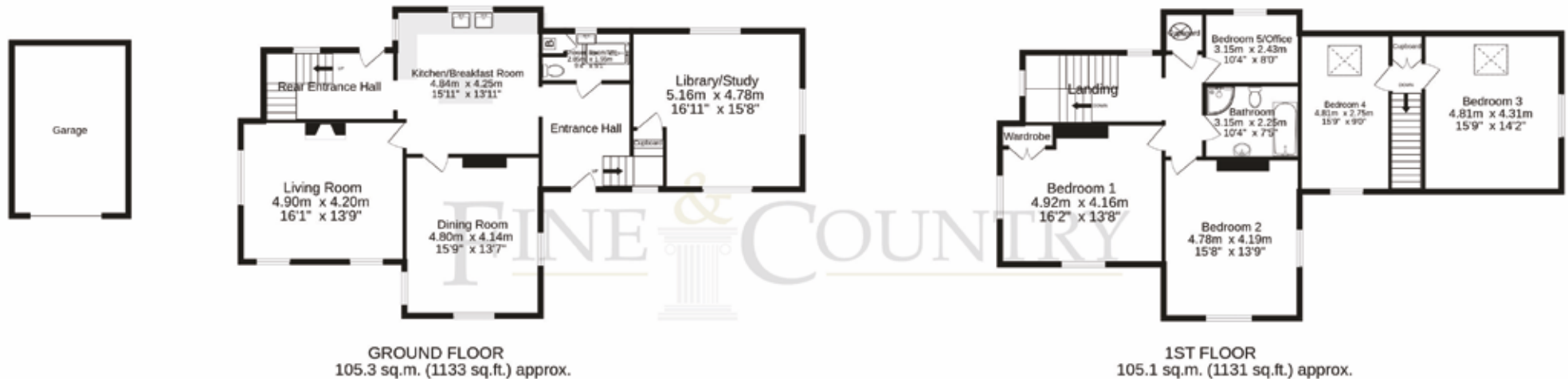
Parking – Private off road parking and garage

Mobile phone coverage – 5G mobile signal is available in the area. Internet connection – Please check with your network provider.

Public and Private rights of way - there are no public rights of way over the property.

Viewing Arrangements - Strictly via the vendors sole agent at Fine & Country North Yorkshire on 01609 765041



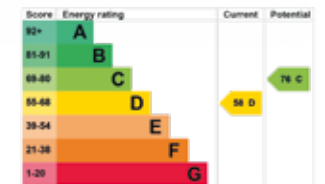


TOWNSEND HOUSE, STATION COTTAGES, RICHMOND. DL10 4LB.

TOTAL FLOOR AREA : 210.4 sq.m. (2265 sq.ft.) 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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Fine & Country
Tel: +44 1325 731689
durham@fineandcountry.com
14 Duke Street, Darlington, County Durham DL3 7AA

