



8 GILLING ROAD
Richmond, North Yorkshire



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RICHMOND, NORTH YORKSHIRE DL10 5AA

SITUATED IN A HIGHLY-REGARDED AREA OF RICHMOND, WITHIN WALKING DISTANCE OF TOWN CENTRE, THIS IMPECCABLY-PRESENTED DETACHED HOME HAS BEEN EXTENSIVELY IMPROVED THROUGHOUT. OFFERING SPACIOUS AND VERSATILE ACCOMMODATION, AS WELL AS A LOVELY VIEW TOWARDS THE CASTLE FROM ONE OF THE BEDROOMS

Accommodation

Entrance Hall • Sitting Room • Dining Room • Breakfast Kitchen • Sun Room
Utility • Study • Principal Bedroom with En Suite
Three Further Double Bedrooms • House Bathroom • House Shower Room

Externally

Private Parking • Garage/Workshop • Attractive Front and Rear Gardens



GSC GRAYS

PROPERTY • ESTATES • LAND

5 & 6 Bailey Court, Colburn Business Park,
Richmond, North Yorkshire, DL9 4QL

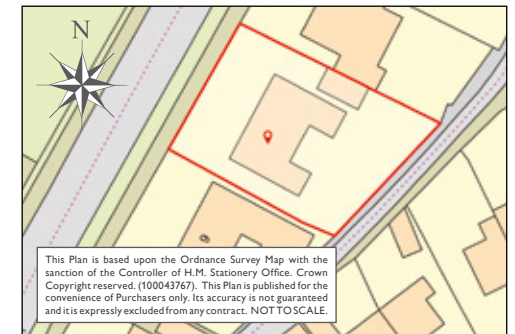
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Tel: 01833 637000
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Tel: 01377 337180

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Situation and Amenities

Richmond has a variety of amenities including independent and national shops, cafes, restaurants, pubs, butchers and bakeries. There is a traditional weekly market in the town centre, a library, swimming pool and gym. The Station is a restored Victorian railway station which also features a restaurant, gallery, cinema and artisan food producers. Finally, there is the Georgian Theatre Royal, primary and secondary schools, Richmond Golf Course and the historic Richmond Racecourse. There are also private schooling facilities available at Barnard Castle School (14 miles).

The town is well positioned for access to the A66 and A1 (M) (4.5miles), as well as mainline stations in both Darlington (13 miles) and Northallerton (17miles).

8 Gilling Road

This spacious home is beautifully presented and has the potential for multi-generational living, offering versatility with bedrooms to both the ground and first floor. Various features have been added in some of the rooms to create character, notably the cornicing detail, storage cupboards and gas-effect fireplaces to the two main reception rooms.

The sun room has also undergone improvements and there is a well-equipped breakfast kitchen complete with three ovens, a gas hob and additional integrated appliances, perfect for culinary enthusiasts.

Accommodation

The substantial hallway sets the tone for this spacious home and leads to the formal dining and sitting room, which has lovely views over the front lawn. To the rear of the property, there is a contemporary kitchen with navy-fronted units and granite worktops, leading through to the sun room which is currently used as a living space yet could easily form an additional dining area. There is a discreetly screened utility, perfect for keeping essentials neatly out of the way, whilst the study is a good use of the space under the stairs leading to the first floor.



The ground floor bedrooms were separated in a later extension of the property, with the principal bedroom benefitting from its own modernised en suite. The family bathroom has also been improved by the current owners with quality fixtures and fittings and contemporary tiling. A second double bedroom to the ground floor provides further flexibility.

The first floor offers potential as a private space for multi-generational family living, with a spacious seating area to the landing along with two double bedrooms, both with substantial storage and one also benefitting from fabulous views over the rooftops of Richmond towards the castle. There is also a contemporary shower room.

Externally

The property is approached by a substantial drive, which will accommodate three vehicles, leading to the detached garage. There is also a rear drive providing parking for two cars, with electric gates, accessible from a rear lane from Darlington Road.

The house is nicely centred within the plot with well-established, hedged and fenced boundaries creating privacy. The low-maintenance gardens include lawns to the front and rear with a number of well-stocked flower beds, borders and al fresco entertaining areas such as the lovely patio adjacent to the sun room.

Garage

The garage has an up-and-over door, a mezzanine providing storage and light and power connected and a pedestrian door to the rear.

Tenure

The property is freehold and will be offered with vacant possession on completion.

Viewings

Strictly by appointment with GSC Grays.
Telephone: 01748 829 217.

Local Authority

North Yorkshire Council.
Council Tax - Band F.

Easements and Rights of Way

We understand there is a right of way down the shared lane to the rear of the property for access to the second drive.

Services

The property is served by gas fired central heating, mains electric, water and drainage.

Wayleaves and Covenants

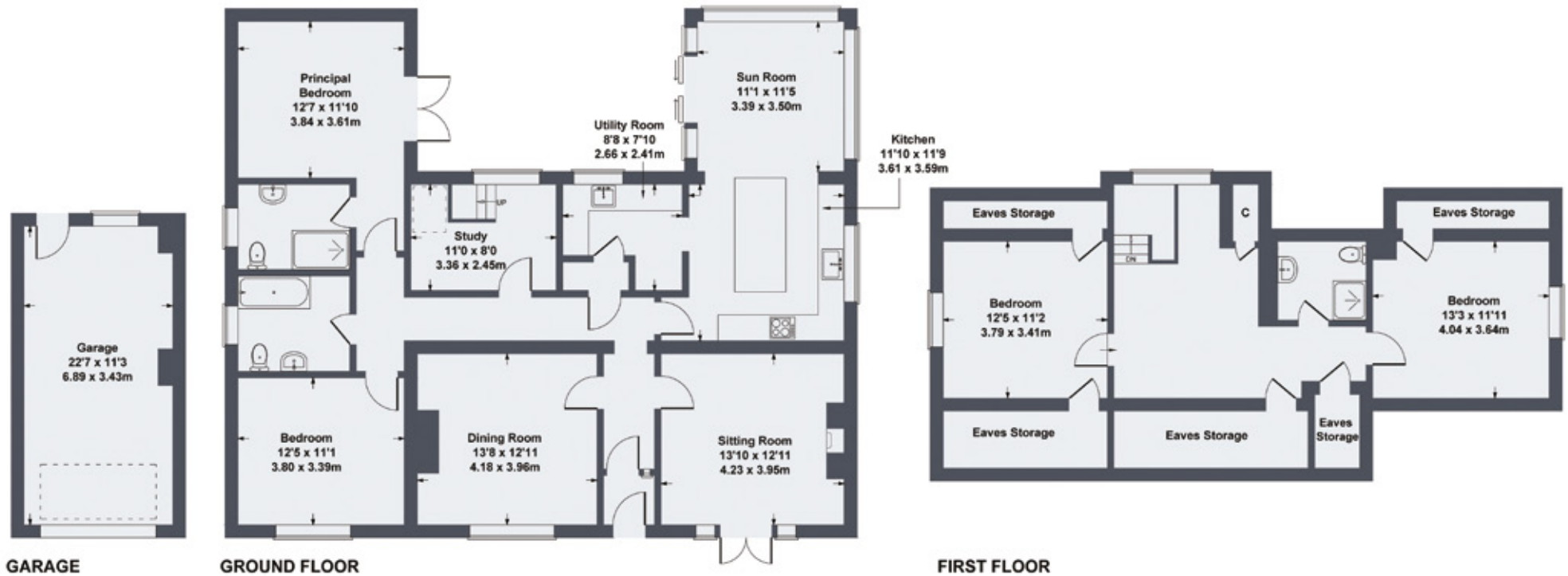
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8 Gilling Road, Richmond

Approximate Gross Internal Area
2314 sq ft - 215 sq m

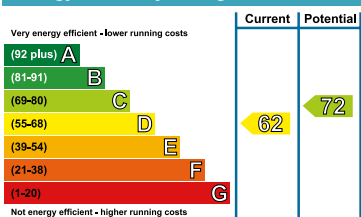


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating



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6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: April 2024

Photographs taken: March 2024