



SILVER HILL HOUSE
Tunstall, Richmond



GSC GRAYS
PROPERTY • ESTATES • LAND

SILVER HILL HOUSE

Richmond, North Yorkshire, DL10 7RF

An attractive, detached property with fantastic views towards the Cleveland Hills, benefitting from private land extending to 3.58 acres.

ACCOMMODATION

This substantial family home is situated on the edge of the village of Tunstall and has been modernised to create spacious living accommodation including two reception rooms, a breakfast kitchen, utility and ground floor w.c.

To the first floor, there are four double bedrooms and a modernised house bathroom. The property has extensive grounds with private enclosed gardens, an entertaining area parking and gardens. There is also land included in the sale with grazing, an ornamental pond and mature woodland.

There is currently an Agricultural Occupancy Restriction.



5&6 Bailey Court Colburn Business Park, Richmond, North Yorkshire, DL9 4QL
01748 829217
agency@gscgrays.co.uk

GSCGRAYS.CO.UK



Situation and Amenities

Tunstall is a popular village enjoying easy access to various countryside walks. It is located only a few miles from a wide variety of amenities available at Catterick, including supermarkets, national shops, a cinema and various eateries.

The historic market town of Richmond, which is a gateway to the Yorkshire Dales, is only 5 miles away and offers a good range of amenities including national and local retailers, swimming pool, cinema, state and private educational opportunities at both primary and secondary level. There is also superb access to the A1 (M).

Accommodation

The front door leads into the entrance hall, which has a staircase to the first floor and oak doors to the living accommodation and ground floor w.c.

The breakfast kitchen has a range of units with light grey frontage and Bosch integrated appliances including a dishwasher and induction hob, Hotpoint double oven and fridge. There is a ceramic sink and a useful under-stairs storage cupboard. The separate utility has grey units and space for a washing machine, tumble dryer and American-style fridge freezer.

An opening from the kitchen leads through to a formal dining area or second sitting room which has patio doors to the side and windows showcasing the spectacular, far-reaching views over land towards the Cleveland Hills.

The substantial main sitting room has sliding doors out to the rear, windows to the front and side and a feature fireplace.





An oak spindle staircase leads up to the first floor landing, where there are doors to the four bedrooms and house bathroom.

The principal bedroom is a good-sized double with a substantial wardrobe and a window showcasing the far-reaching views. The three remaining bedrooms are also generous doubles whilst the house bathroom has a contemporary fitted suite with free-standing bath, double shower, vanity basin, heated towel rail and w.c.

Externally

Silver Hill House is approached by a driveway which is shared with the retained farm. There is a right of access over the track to reach the property.

Double iron gates lead into the private gravelled parking area, large enough for several vehicles. There are low-maintenance patio gardens with low walls and wrought-iron railings around the perimeter with superb, far-reaching views over the private land to the front. There is also an undercover barbecue/entertaining space which has patio doors to the rear and is open to the front with a built-in bar area and barbecue. To the side of the property, there is an additional patio and a small lawn.



Land

The land sits in front of the property is suitable for grazing and the total plot extending to 3.58 acres (1.44 hectares). There is also a substantial ornamental pond, mature trees and shrubs. Please note, the land is currently not enclosed and the purchaser would be responsible for erecting a stock-proof fence.

There is additional land available by separate negotiation, extending to approximately 4.6 acres (1.88hectares). Planning permission has been granted for the erection of a stable block consisting 3 loose boxes, tack room and feed store. Planning reference: ZD23/00424/FULL

Owner's Insight

We love the views across to the Cleveland Hills and there are shops just two miles down the road which cater for everything anyone might want. The A1 is within easy reach and we are situated at the bottom of the Yorkshire Dales.

Agricultural Occupancy Restriction

Please note, the property is subject to an Agricultural Occupancy Condition which states that "the occupation of the dwelling shall be limited to a person solely or mainly employed or last employed prior to retirement, in the locality in agriculture as defined in Section 290 (1) of the Town and Country Planning Act 1971, or in forestry, (including any dependents of such a person residing with him) or a widow or widower of such a person." Any potential viewer must be able to demonstrate they satisfy this criteria prior to viewing.

Services

Mains electric and water. The property is heated by oil-fired central heating. Drainage to a private septic tank.

Tenure

The property is believed to be offered freehold with vacant possession on completion.

Viewings

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

What 3 words: [///launch.turns.syndicate](http://launch.turns.syndicate)

Local Authority

North Yorkshire Council. Council tax band E.

Particulars and Photographs

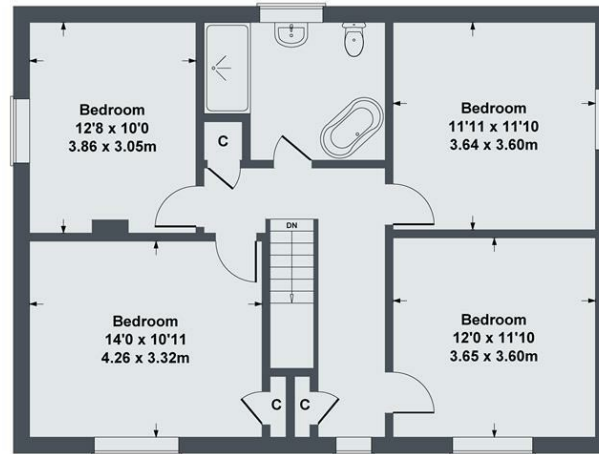
Particulars prepared and photographs taken June 2024.

Silver Hill House, Tunstall

Approximate Gross Internal Area
2260 sq ft - 210 sq m



GROUND FLOOR



FIRST FLOOR

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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	75
England & Wales	EU Directive 2002/91/EC	



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