

# Penharrows, Easby, Richmond.





**Penharrows, Easby, Richmond, North Yorkshire.**

**Guide Price: £695,000**

**In a private position set in approximately four acres, Penharrows is a beautifully presented conversion, finished to a particularly high standard and providing well planned four bedroomed living spaces. The accommodation is laid out over one floor and features a living room with log burning stove, a quality dining kitchen, a garden room, a study area, four bedrooms, a bathroom, a wet room and a utility room. The property benefits from a high degree of privacy being approached via a gated driveway and is surrounded by mature woodland, formal gardens and a paddock. An early inspection is strongly recommended to appreciate the position and quality of the property on offer.**





**Dining Kitchen:**

4.81m x 3.52m

Accessed through a stable style door, the impressive kitchen provides ample space for dining and is fitted with a range of quality wall, display and base units which are complimented with granite countertops and soft close fittings. Integrated into the units are a double Belfast sink, a dishwasher, an undercounter fridge and a large 'Rangemaster' electric range cooker. There is a dresser unit, two radiators and windows to the front and rear of the property overlooking the gardens.

**Living Room:**

4.81m x 3.50m

A lovely dual aspect room having windows overlooking the side and rear gardens. There are three TV points, a radiator and a fireplace housing a 'Morso Squirrel' log burning stove.

**Inner Hall:**

With a radiator and a window to the rear of the property.

**Study Area:**

3.79m x 1.97m

A great space which the current owners use as a home study. There is a radiator and a window to the rear of the property.

**Bedroom 1:**

5.07m x 2.59m

A double bedroom with a range of wardrobes, a TV point, a radiator and a feature arched window with an open countryside aspect.

**Bedroom 4:**

2.89m x 2.21m

With a radiator and two windows overlooking the rear garden.

**Bathroom:**

2.95m x 1.96m

A very well appointed bathroom featuring a roll top claw foot bath, a WC and a wash hand basin. There is a traditionally styled radiator, an airing cupboard, loft access and a window to the front of the property.

**Garden Room/Snug:**

3.36m x 3.32m

A lovely relaxed seating area having feature stone walls and exposed beams. There are two radiators, a Velux roof window and a pair of doors opening out to the garden.

**Bedroom 2:**

2.86m x 2.80m

A double bedroom with a radiator, timber flooring, loft access and a window to the front of the property.





**Bedroom 3:**

2.86m x 2.80m

A double bedroom with timber flooring, a radiator and a window to the side of the property.

**Wet Room:**

1.72m x 1.66m

Having a shower, a WC, a wash hand basin and a radiator.

**Utility Room:**

2.21m x 1.62m

Having plumbing for a washing machine, space for a tumble drier, a Velux roof window and a Belfast sink.

**External**

Penharrows sits in an idyllic location within approximately four acres of mature woodland, formal gardens and a paddock.

It is approached via a gated driveway that provides parking for a number of cars. To the front, side and rear there are formal, well maintained gardens featuring mature planting and lawns.

The woodland provides a great deal of privacy and runs to the side and rear of the property.

To the front there is a paddock which extends to approximately 1.75 acres.







### **Additional Information**

The postcode is DL10 7EU and the Council Tax Band is E.

The property has the benefit of oil fired central heating.

Drainage is via a septic tank.

Land Registry Title Number: NYK208430.

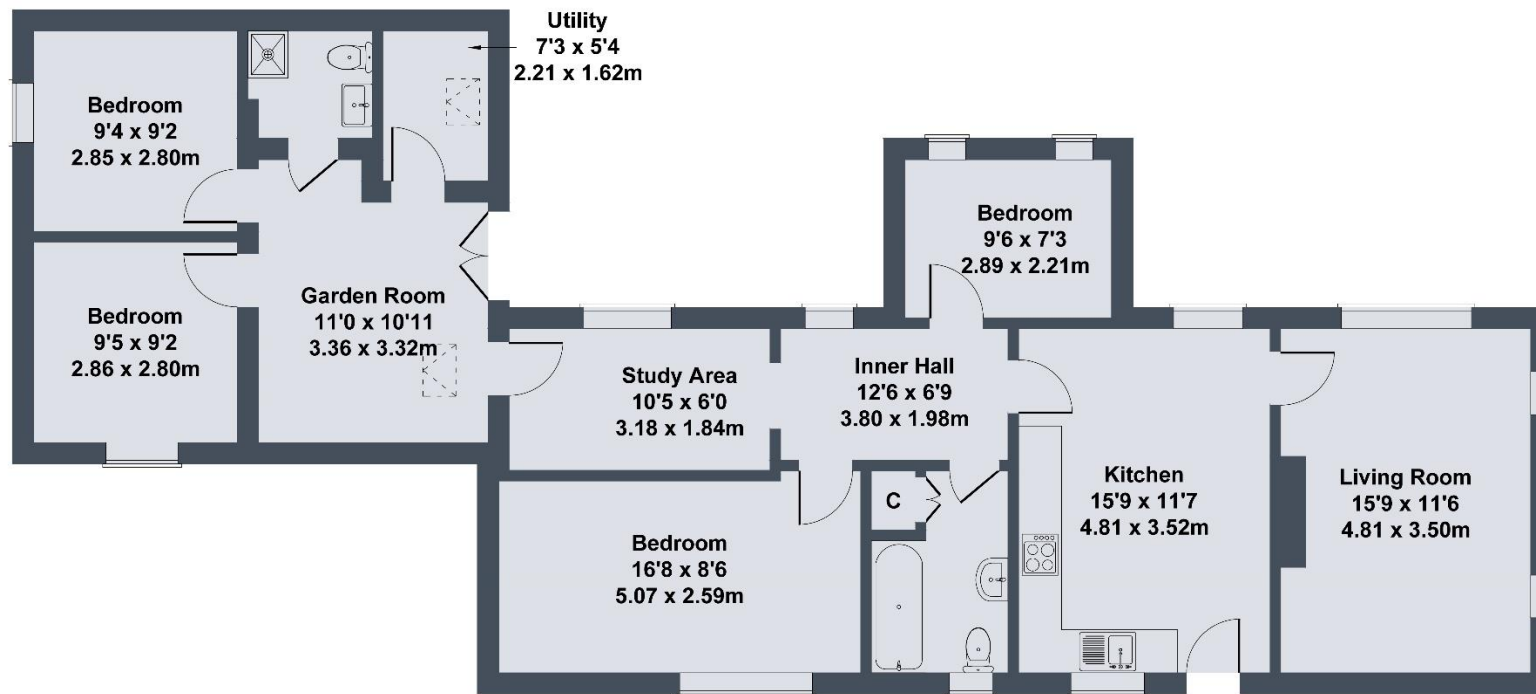
### **Easby**

Easby is a highly regarded Hamlet a five minute drive from the centre of Richmond. It is perfectly positioned for access to the motorway network where Newcastle, Teesside, Leeds and The Lake District are all easily accessed. The east coast mainline train station at Darlington is a 15 minute drive away and the airports of Newcastle, Leeds Bradford and Durham Tees Valley are all within an hours drive.

Primary and secondary schools of Richmond are 5 minutes drive away and Independent schools at Barnard Castle, Durham and Yarm all within driving distance.



## Penharrows, Easby, Richmond, DL10 7EU



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.

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