

28 Ravensworth, North Yorkshire



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Guide Price: £675,000

Centrally located in this highly regarded and conveniently positioned village, this most impressive Grade II Listed period property has undergone a programme of refurbishment, retaining a wealth of character features and resulting in a fantastic village property with generous gardens and a paddock. To the ground floor there are two formal reception rooms, a kitchen, a garden room and a conservatory, with the first floor having four double bedrooms, one of which has an ensuite, and the house bathroom. Externally there is a walled garden, a number of useful stone outbuildings and a paddock that extends to approximately 2.2 acres. An early inspection is strongly recommended.



Entrance Hall:

The welcoming hallway is accessed through a timber panelled door and has a stone flagged floor, a feature wall with brick detailing, a radiator and a large storage cupboard.

Living Room:

5.04m x 3.50m

A large room centred around the fireplace which houses a log burning stove and has a stone hearth and brick detailing. There is a radiator, a recessed cupboard and a sliding sash window with shutters and a view over The Green.

Dining Room:

5.06m x 2.73m

A generous room, perfect for entertaining or dining as a family. There is an open fireplace with a stone surround, exposed ceiling beams, a radiator and a sliding sash window with shutters and a window seat.

Kitchen:

5.57m x 2.73m

Fitted with a generous range of quality wall and base units with complimenting butchers block style countertops. Integrated into the units are an electric eye level oven and hob.

There is space for an American style fridge freezer, a cream Aga, an exposed beam and a Yorkshire sliding sash window overlooking the garden.

Garden Room:

4.25m x 2.95m

A great room, flooded with light making the ideal space for relaxing and enjoying the garden. The floor has a stone paved finish and there are two radiators. A pair of doors open out to the garden.

Cloakroom/Utility Room:

2.51m x 1.78m

With a Belfast sink, plumbing for a washing machine, space for a tumble drier and a WC. There is a radiator and a window.

First Floor Landing:

The feature staircase leads up to the landing which has a sliding sash window, loft access, and a large storage cupboard.

Bedroom:

3.69m x 3.04m

A double bedroom with a radiator and a Yorkshire sliding sash window overlooking the garden and countryside beyond.

The **Ensuite** is fitted with a large shower enclosure housing a dual head shower, a WC and a wash hand basin.

Bedroom:

5.06m x 2.39m

A double bedroom with a useful cupboard, a radiator, an original fireplace and a sliding sash window overlooking The Green.

Bedroom:

4.01m x 3.82m

A double bedroom with an original fireplace, a radiator, a built in cupboard and a sliding sash window with a window seat overlooking The Green.



Bedroom:

5.12m x 3.03m

A double bedroom with an original fireplace, a radiator and a sliding sash window with a window seat overlooking The Green.

Bathroom:

2.46m x 2.39m

The luxuriously appointed bathroom is fitted with an oval corner bath with a shower attachment, a WC and a wash hand basin set on a vanity with storage under. There is a large shower enclosure with a dual head shower, and a heated towel rail.

External

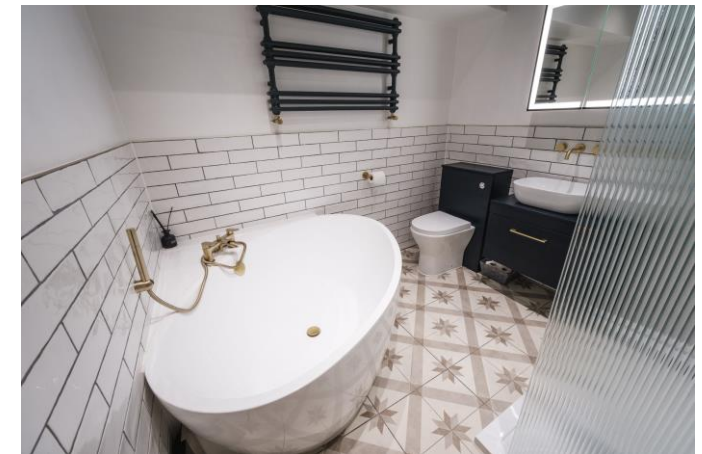
The property sits in an elevated position overlooking The Green, behind a small forecourt garden. To the side is parking for a small car and a pair of arched timber doors that lead to the rear of the property.

Directly to the rear there is a walled garden providing a private space for relaxing. It is mainly lawned with planted borders. There is a stone built BBQ and a paved seating area. A number of stone stores provide good storage areas.

The **Workshop/Stable** (4.34m x 4.08m) has recently been reroofed and has power and light connected. To the side of the workshop there is an additional garden area which is again mainly grassed.

The Paddock extends to approximately 2.2 acres and is divided into two sections.

The upper area has been used as an extension of the garden and has been planted with a number of fruit trees which will mature to provide a lovely orchard area. There are several stone stores.





The main paddock area extends down to a stream at the bottom where there is also a small pond.

The current owners have planted a number of Hazel trees that will mature over the coming years.

There is vehicle access at the bottom of the paddock.

Additional Information

The postcode is DL11 7ES and the Council Tax Band is E.

The oil fired central heating boiler is located by the Garden Room. The boiler, oil tank and hot water tank have recently been renewed.

The property is Grade II Listed.

To the bottom of the paddock, by the stream, there is a public footpath.

Ravensworth

Ravensworth is a highly regarded North Yorkshire village conveniently positioned between the historic market towns of Richmond and Darlington. Close to the Scotch Corner junction of the A1(M) and the A66, 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.

Ravensworth has a well regarded pub and a primary school with the secondary schools of Richmond a 10 minutes drive away and Independent schools at Barnard Castle, Durham and Yarm all within driving distance.

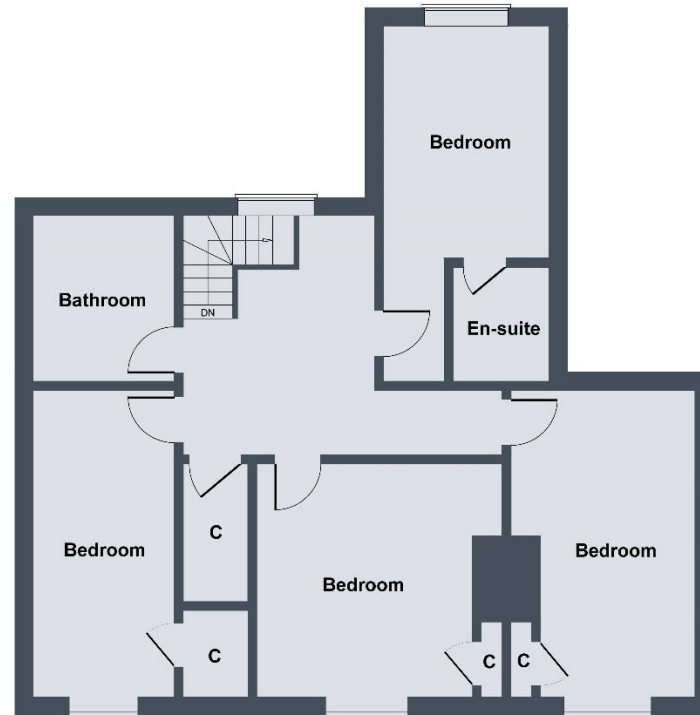
There are two very well stocked farm shops within a five minutes drive, Mainsgill & Stonegate.



28 Ravensworth , Ravensworth, Richmond, DL11 7ES



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.

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15 King Street Richmond North Yorkshire DL10 7AG
T 01748 821700 F 01748 821431
E info@irvingsproperty.co.uk W www.irvingsproperty.co.uk