



## West View, 43 Ravensworth

### Offers in the Region of £500,000

Located just 5 miles from the attractive market town of Richmond is Ravensworth, a highly regarded village in North Yorkshire (Holme Dale). This renowned village has a popular local pub, The Bay Horse Inn, a community hall, a central village green and the famous Richmond Castle. This 17th century stone built, detached character cottage provides versatile and living spaces that will appeal to a range of buyers. Set against the stunning views of the Holme Dales, this extensive cottage is one of the few detached properties in the village. The property has been extensively renovated and offers large downstairs square footage with huge potential and scope for flexible living. To the ground floor is a galley kitchen, an adjacent breakfast room a dining room, a living room, a sitting room, a shower room and WC, and a workspace which has previously been used as a dog grooming room, whilst to the first floor and two large front facing double bedrooms (one of which has a dressing area) and a bathroom. Offered to the market CHAIN FREE, an early inspection is strongly recommended as high demand is expected as a substantial home or investment property

21 Market Place, Richmond, North Yorkshire, DL10 4QG

# West View, 43 Ravensworth

Centrally located in this highly regarded North Yorkshire Village, this stone built character cottage provides versatile living spaces that will appeal to a range of Buyers. To the ground floor is a kitchen, two dining rooms, two sitting rooms, a shower room and a workspace which has previously been using as a dog grooming room, whilst to the first floor and two double bedrooms, one of which has a dressing area and a bathroom. Offered to the market CHAIN FREE, an early inspection is strongly recommended!

## **Entrance Hallway:**

Accessed via a timber front door the hallway gives access to the sitting room, dining room and carpeted stairway to the first floor.

## **Sitting Room:**

Brimming with character, the living room has a stone hearth housing a log burning stove, beamed ceilings, wood flooring, a radiator and a sliding sash window to the front of the property.



## **Dining Room:**

A perfect space for more formal family dining, with beamed ceilings, an open real fire, an understairs feature with a wall light and a cold slab, a sliding sash window to the front of the property and access to the kitchen. The walls feature tongue and groove panelling.

## **Kitchen:**

The galley style kitchen comprises a range of handbuilt, bespoke beech wood base units with two built in pantry cupboards and complementing butchers block countertops. Integrated is a Belfast sink, space for a dishwasher and a fridge and a Stoves range cooker with gas hob and electric oven. The splashbacks are tiled, with two windows to the side of the property and a timber glazed door leading to the rear garden. The ceilings are beamed and there is a radiator. The walls feature tongue and groove panelling part way up the walls.



## **Breakfast Room:**

Directly off the kitchen is a breakfast room with a window to the side, beamed ceilings, a radiator and Karndean flooring. The walls feature tongue and groove panelling part way up the walls.



## **Living Room:**

Leading from the breakfast rooms is large yet cosy, additional living space, perfect for relaxing, with a stone fireplace housing a log burning stove, a radiator, windows to the side and rear of the property, a door to the rear of the property and a radiator with Karndean flooring. This space is currently used as a living room and office area but offers huge flexibility.





### **Shower Room:**

Off the living room is a shower room comprising a tiled corner cubicle with an electric shower, a sink unit with storage, a WC and an electric wall heater.

### **Secondary Kitchen/Utility Room:**

Off the living room is a secondary kitchen or potential utility room with cabinets and sink.

### **Groom Room/Work Space:**

Having been previously used as a dog grooming room, but providing additional versatile space, pine clad and insulated and offers huge potential to be adapted to buyers own needs.



### **Bedroom 1:**

A double bedroom with wall lights, a radiator, beamed ceilings and a window to the front of the property. The room benefits from a small inbuilt cupboard/wardrobe. Currently carpeted.



### **Bedroom 2:**

A second double bedroom with beamed ceilings, a radiator and a window to the front of the property. Currently carpeted.



### **Dressing Room:**

A door from bedroom 2 leads to the dressing room which has a window overlooking the walled garden and has room for a single bed for extra guests.

### **Bathroom:**

Comprising a panelled bath with mixer tap, a wc, sink unit with storage, a window, a radiator and wall lighting. Includes an airing cupboard.

### **External**

To the front of the property is off road parking, whilst to the rear and side is a beautiful walled garden with a patio area and decking. With the benefit of a potting shed, outdoor wc and stone store, which has plumbing for a washing machine.

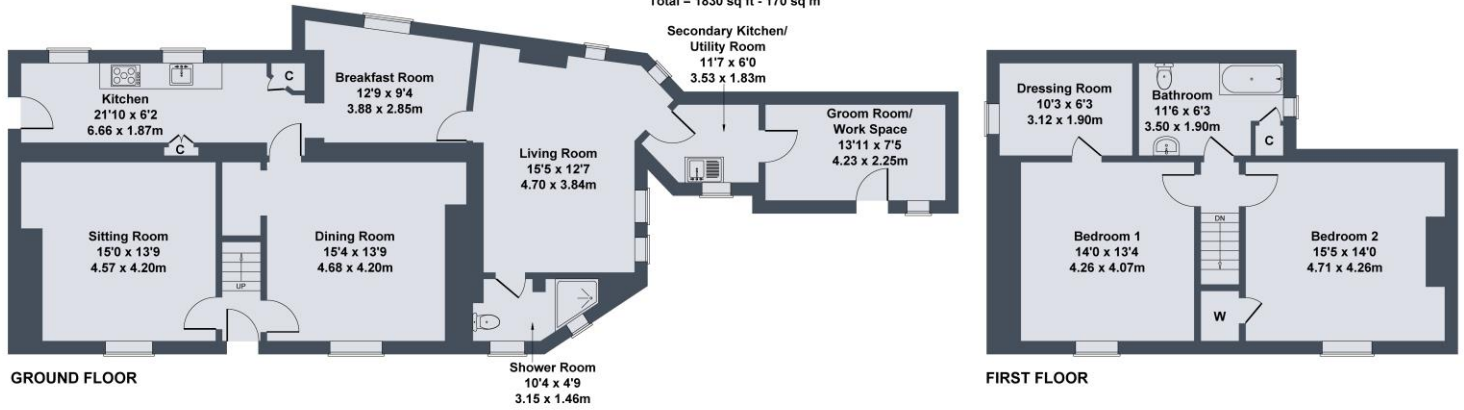


### **Additional Information**

The postcode is DL11 7ET, the Council Tax Band is F.

## 43 Ravensworth, Ravensworth, Richmond DL11 7ET

Approximate Gross Internal Area  
Ground Floor = 1195 sq ft - 111 sq m  
First Floor = 635 sq ft - 59 sq m  
Total = 1830 sq ft - 170 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. 2025

Viewing Arrangements - by appointment with Irvings Property Ltd

Property Misdescriptions Act 1991 - PLEASE NOTE CAREFULLY

These particulars have been prepared for guidance only. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.