

South Hall Cedar Grove, Barton, Richmond, DL10 6JP
Offers in the region of £750,000



CARVER
RESIDENTIAL
Sales · Lettings · Property Management

The property itself is a masterclass in Edwardian splendour with sizeable light filled rooms, high ceilings, oak panelling and parquet flooring to mention just a few of the original features which are still in situ and beautifully preserved.

The floorplan comprises of a spacious and impressive hallway with, parquet flooring, oak panelling and original door leading to a large formal sitting room with a feature fireplace and large bay window (perfect for a Christmas tree), Understairs cloakroom and further hallway off which you will find: a large utility room well fitted out with a comprehensive range of units topped with wooden worksurfaces, plumbing for appliances, Belfast sink and original floor tiling leading into a quaint w/c. A part glazed doorway into a fabulous dining room which also boasts oak panelling and parquet flooring along with dual aspect windows overlooking the gardens. Doorway into the family kitchen which consists of a central island, granite worksurfaces and space for family dining table, adjoining the kitchen is a fantastic "summer room" flooded with light, and opening out to the gardens on one side and large games room which currently houses a full-sized snooker table and bar to the other (the possibility to annexe this area may be appealing to some purchasers).

To the first floor you will find a large landing area currently used as office space, a large master bedroom suite with bay window and sumptuous en suite bathroom with freestanding, claw foot bath.

Three further bedrooms, two elegant bathrooms and landing with a plethora of storage cupboards.

The property also benefits from a spacious garage with electric roller door.

Privately situated at the end of a small cul-de-sac, this amazing property is a real "Must view!"

Being sold discreetly viewings are strictly by appointment only, via the selling agent.



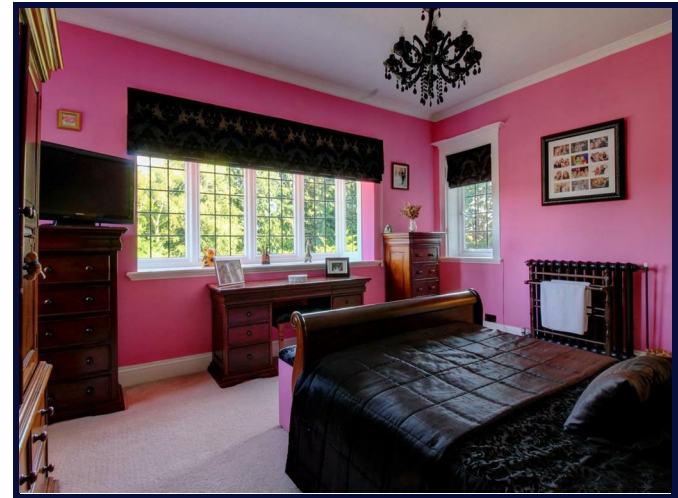
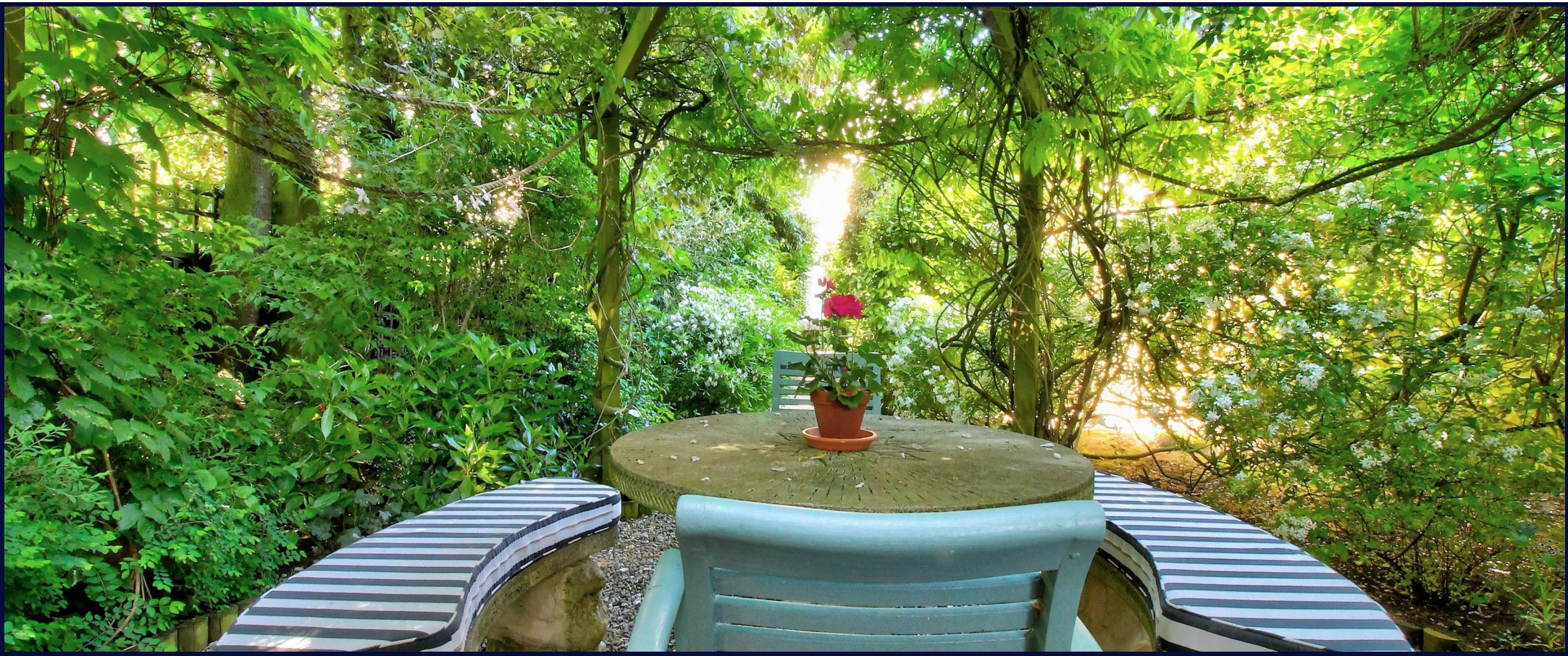




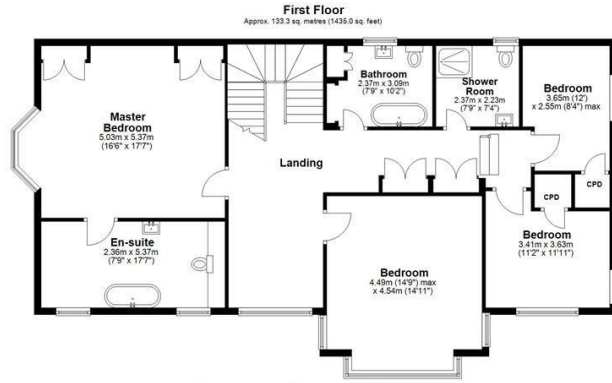
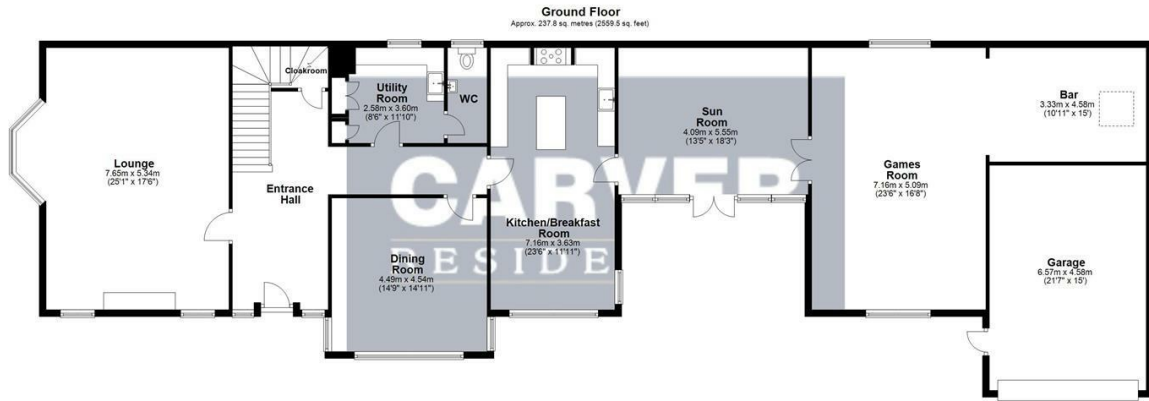
Tenure: Freehold
Services : Mains
Council Tax: Band G











Total area: approx. 371.1 sq. metres (3994.5 sq. feet)
 Sketch Plan: Not To Scale. For Illustrative Purposes Only. Created by HJ Caplan Ltd
 Plan produced using Planity.
 South Hall, Cedar Grove, Barton

Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 78 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 31 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |



CARVER
 RESIDENTIAL
 Sales · Lettings · Property Management

richmond@carvergroup.co.uk
 01748 825317

41 Market Place
 Richmond
 North Yorkshire
 DL10 4QL