

Barningham Richmond DL11 7DU Offers over £400,000



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Beautifully situated in this quintessentially English village of around 60 charming stone-built properties, with picturesque village greens and miles of beautiful footpaths you will find Shaw house and The Laurels, neighbouring properties with a huge amount of potential.

The Laurels Is a Lovely Grade II Listed 3 bed 3 bath property with huge potential- The entrance hall has a staircase to first floor and doors to both living room with two sash windows, and inglenook fireplace with log burner, and breakfast/kitchen with a matching range of wall and base units, incorporating rolled edge work surfaces, with integrated electric oven, hob and double doors through to the dining room and utility beyond.

The master bedroom is situated to the ground floor (just off the lounge) and has a sash window to front elevation and a three-piece en-suite shower room. A further two double bedrooms are found off the galleried landing, one of which has an en suite shower room, the other is serviced via the main bathroom. Externally - To the front of the property, there is a garden mainly laid to lawn with walled boundaries and planted borders. To the rear of the property is a further lawned garden, with access to the outbuilding and garage (ideal for development subject to planning)

The village is home to Barningham Park, which is owned by Sir Edward and Lady Natalie Milbank, whose family have owned the surrounding 7,000-acre Barningham and Holgate Estate since 1690 and are very much part of the community as a whole. The Estate has its' own Instagram page and an active local community with its Village Hall & WI, St Michael & All Angels church, and wonderful afternoon teas at Coghlan's in Barningham Park Coach house.

Just a few minutes' drive from the A66 making it ideal for travelling with the Historic Market Towns of Barnard Castle and Richmond just 6 & 8 miles away respectively, yet on the edge of moors stretching westwards into Westmorland with beautiful walks and bike rides through the local dales and hills.







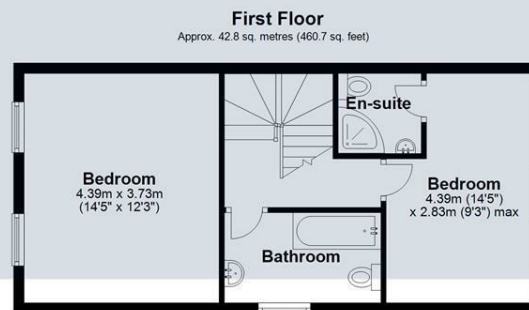
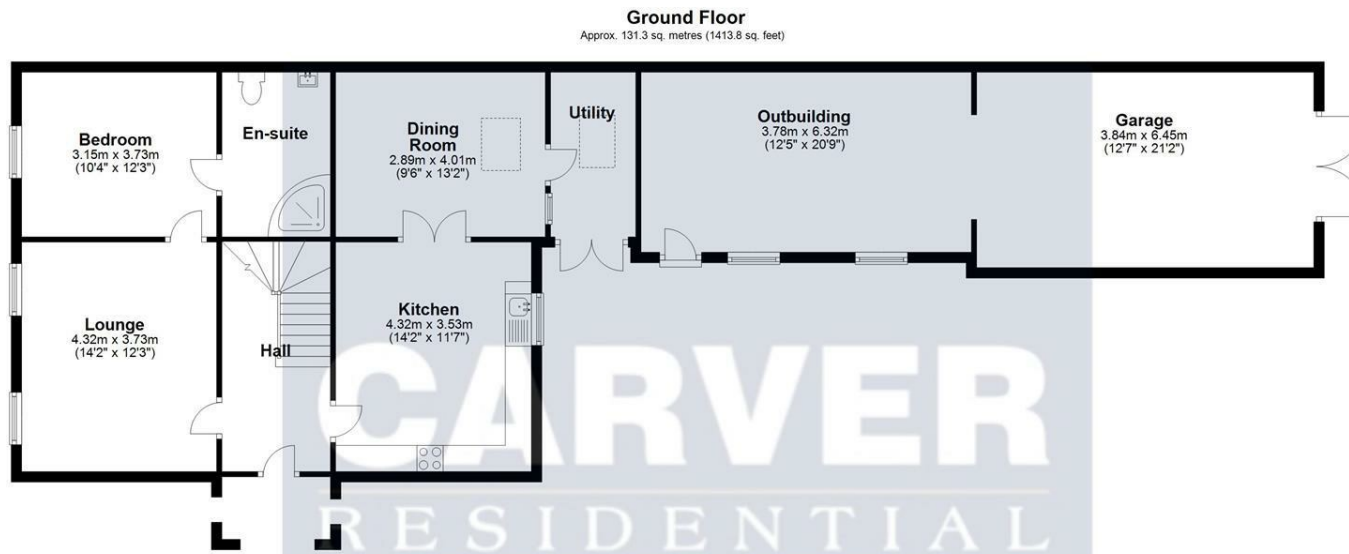
- No Onward Chain
- Stunning Village Location
 - Outbuildings
 - En Suite
- 3 Bedrooms 3 Bathrooms
 - Grade II Listed





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Total area: approx. 174.1 sq. metres (1874.5 sq. feet)

Sketch Plan: Not To Scale. For Illustrative Purposes Only. Created by HJ Cadplan Ltd. Plan produced using Planlup.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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