



SHAW HOUSE  
Barningham, Richmond



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# SHAW HOUSE

Richmond, DL11 7DU

A three bedroom, Grade II Listed period cottage requiring refurbishment and offering huge potential, the property has recently been cleared and offers a blank canvas for a purchaser with vision, situated in the highly sought after village of Barningham.

## ACCOMMODATION

This attractive, character property, offers a spacious entrance hall, two reception rooms, a breakfast/kitchen and utility to the ground floor. There are three bedrooms, two of which are good sized double bedrooms and a house bathroom.

Throughout the property there are several period features including, exposed beams, sash windows and cast iron fireplaces. Shaw House has lawned gardens to the front and rear, with various well stocked flower beds, a garage and private parking to the rear.



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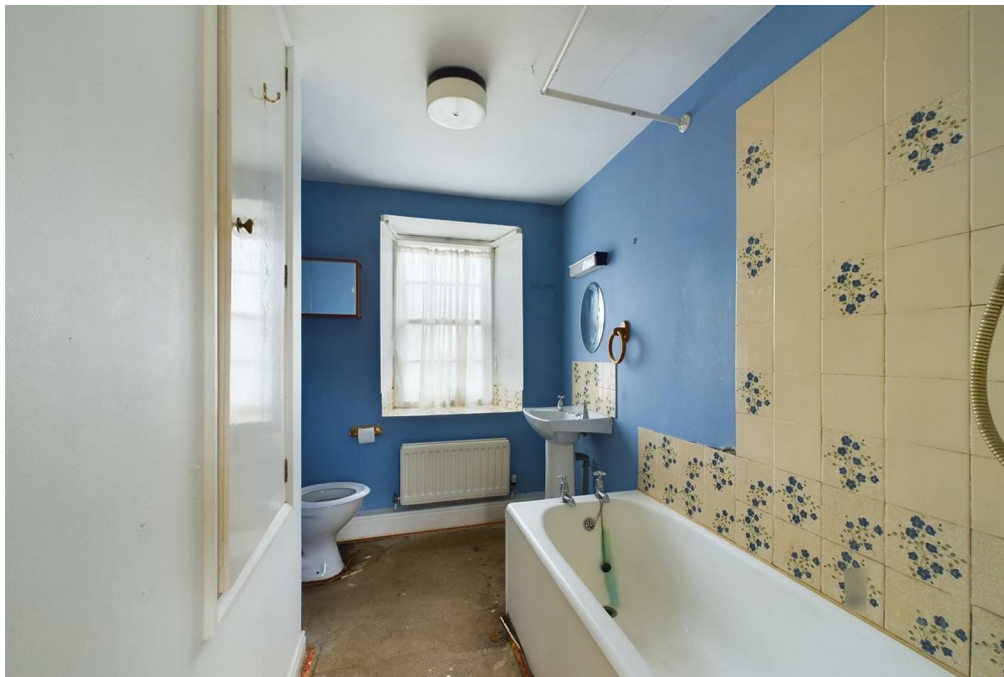


## Situation and Amenities

Barningham is a small picturesque North Yorkshire village situated on the edge of Barningham Moor, with a pub/restaurant and village hall. The village is approximately 6 miles from the market town of Barnard Castle and 8 miles from the historic town of Richmond with a wide variety of amenities, including independent and national shops, restaurants and school facilities.

Barningham is easily accessed from the A66, with excellent transport links to the A1(M) at Scotch Corner, making the main business centres of Newcastle, Durham, Teesside and Leeds, all within commuting distance. Railway stations on the East Coast Mainline can be found at Northallerton and Darlington, offering services to London Kings Cross. Newcastle, Durham Tees Valley and Leeds/Bradford Airports are also easily accessible.





### Accommodation Comprises: Ground Floor

The entrance hall has a staircase to first floor and door to living room. The living room has a dual aspect overlooking the front and rear gardens and a cast iron fireplace, with timber surround. The dining room has a window to front, fireplace and door leading into the breakfast kitchen.

The breakfast kitchen has a matching range of wall and base units incorporating rolled edge worksurfaces with space for freestanding appliances. The rear entrance porch leads to the utility room, ground floor wc and a pedestrian door into the garage.

### First Floor

The first floor landing has a window to front, doors leading to the three bedrooms and house bathroom.

### Externally

To the front of the property, there is a garden mainly laid to lawn, with walled boundaries and well stocked flower borders. The rear garden is mainly laid to lawn, with vehicular access providing private parking.



### Garage

The garage is attached to the main house and has an up and over door.

### Tenure

The property is believed to be offered freehold with vacant possession on completion.

### Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded E.

### Particulars and Photographs

The particulars amended March 2024.

### Services and Other Information

Mains electricity, drainage, and water are connected. Oil fired central heating.

### Agent's Notes

Please note, a small parcel of land to the rear of the property will be removed from Shaw House's Title on completion. For further information contact GSC Grays.

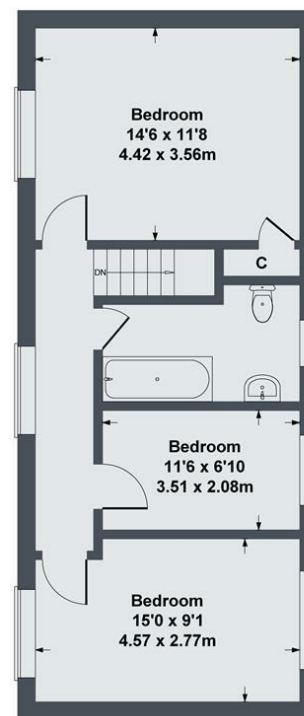
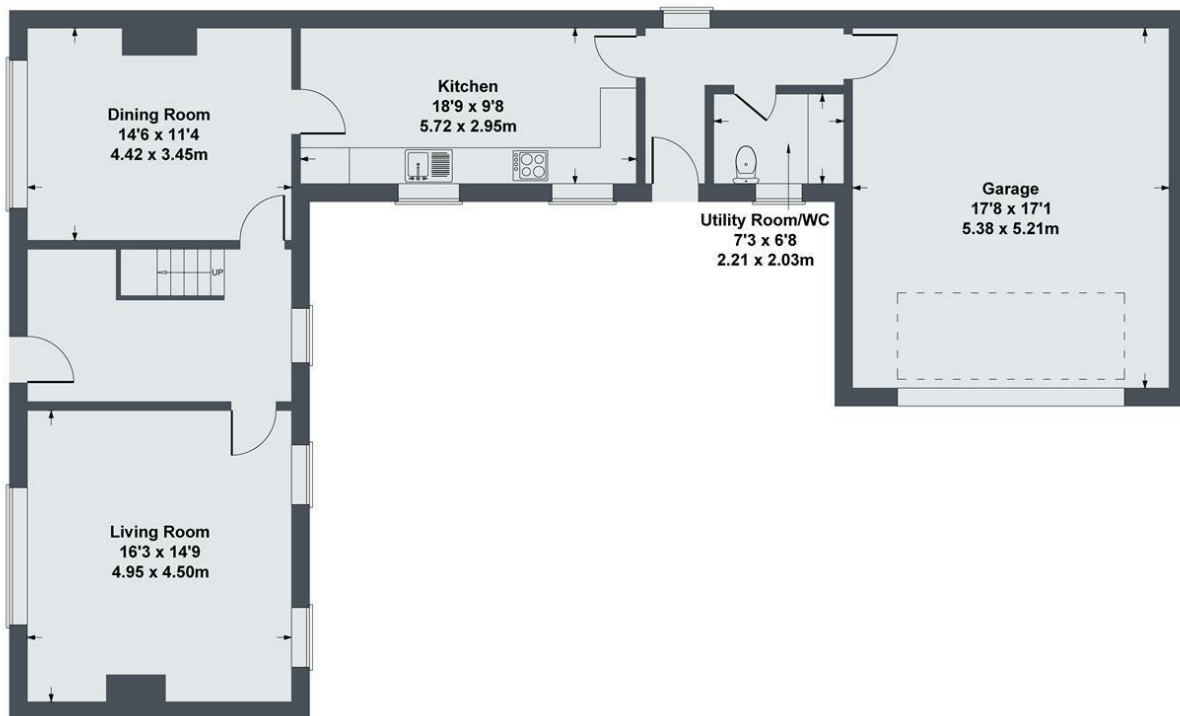
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6. Please discuss with us any aspects that are important to you prior to travelling to the property.

# Shaw House, Barningham

Approximate Gross Internal Area  
1735 sq ft - 161 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. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>33</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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