



59 - 61 Frenchgate, Richmond, North Yorkshire, DL10 7AE
Offers over £975,000



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A JEWEL in the TOWN - SUPERB VERY CENTRAL LUXURY HOTEL/B&B or potentially a large RESIDENCE with ANNEX ACCOMMODATION on a 0.25 Acre Site. Accommodation of about 876sqm/9429sqft with potential to substantially extend & enhance - See below (3 extra EN-SUITE ROOMS, a new larger DINING AREA/RESTAURANT, a new extended/open BAR AREA, additional LOUNGE & KITCHEN extensions.)

Grade II Listed & Beautifully presented with (currently) 9 Luxury En Suite Rooms including the STUNNING 7.86m max (5.35m) x 7.13m/25'9" max (17'6") x 23'4" Bridal Suite, plus 3-room 'owners' accommodation. 4 Reception Areas & great Kitchen & Preparation areas. Various ancillary rooms; 2 En Suite OWNER'S Bedrooms, lovely WEST facing Gardens & on-site multi-vehicle parking. Dating from between circa 1650 & 1750 with immense character & ambience - VIEWING HIGHLY RECOMMENDED....Click the button & take the stunning VIRTUAL TOUR or see: <https://my.matterport.com/show/?m=DvEiXWNuAq>

FOYER 4.58m x 4.43m overall (15'0" x 14'6" overall)

LOUNGE 5.56m x 4.53m max (18'2" x 14'10" max)
(Potentially 7.17m x 4.53m min/23'6" x 14'10" min)

DINING ROOM 5.90m x 4.59m (19'4" x 15'0")

RECEPTION

POT WASH ROOM 4.07m x 2.82m min (13'4" x 9'3" min)

BAR 3.21m x 2.92m (10'6" x 9'6")

BAR LOUNGE 6.94m x 2.44m (22'9" x 8'0")

KITCHEN 5.03m x 3.27m (16'6" x 10'8")

KITCHEN/PREP ROOM 4.58m x 3.93m (15'0" x 12'10")

Large STORE 6.87m x 3.77m (22'6" x 12'4")

MENS' WASHROOM 3.68m x 2.54m (12'0" x 8'3")

LADIES' WASHROOM 3.71m max x 3.51m (12'2" max x 11'6")

Staff WASHROOM 2.7m x 1.40m (8'10" x 4'7")

Guest ROOM 1 - 'The Cottage' 4.27m x 3.46m (14'0" x 11'4")

Plus EN-SUITE. The oldest bedroom in the hotel circa 1650 with low ceilings & original timber beams. Beautiful original Victorian roll top bath.

OUTBUILDING 5.34m x 2.15m (17'6" x 7'0")

STORES x 3

FIRST FLOOR

BRIDAL SUITE - 'Mousey Thompson Suite' 7.86m max (5.35m) x 7.13m (25'9" max (17'6") x 23'4")

1650 ships timber beams & hand carved Robert Thompson (Mouse man of Kilburn) fireplace, doors & bookcase (3 & a half mice). Massive bespoke, locally sourced & designed solid green Oak 4-poster bed (1.5 tonnes), private dining table/suite (2 - 6 covers). Fabulous en-suite with Royal Grey marble flooring & under-floor heating. Top of the range wireless shower & spa bath with under-water kinetic lighting.

Guest BEDROOM 2 - 'London' 4.68m x 4.51m (15'4" x 14'9")

Including EN SUITE: (Superior Double/Twin) Overlooking the cobbled front street with views down towards the church. Original Adams fireplace & large wet-room with a huge shower, marble floor & under-floor heating.

Guest BEDROOM 3. 4.64m x 2.76m (15'2" x 9'0")

Including EN SUITE: (Executive Single/Small Double) Shower cubicle, solid marble floor, under-floor heating & overlooking the cobbled front street.

Guest BEDROOM 4. 4.64m x 2.67m min (15'2" x 8'9" min)

Including EN SUITE: (Executive Single/Small Double) An Executive Single or Small Classic Double Room. Shower cubicle, solid marble floor, under-floor heating & overlooking the cobbled front street.

Guest BEDROOM 5 - 'Panama' 5.95m x 3.01m (19'6" x 9'10")

Including EN SUITE: (Superior Double/Twin) Lovely views over the garden with en-suite bath with shower over.

OFFICE/STORE 3.46m x 2.14m (11'4" x 7'0")

Staff BEDROOM 4.70m x 3.52m (15'5" x 11'6")
Including EN SUITE.

STORE etc 4.46m x 3.58m (14'7" x 11'8")

Owner's BEDROOM 6.88m x 3.61m (22'6" x 11'10")

EN SUITE 5.34m x 2.10m overall (17'6" x 6'10" overall)

SECOND FLOOR

Guest BEDROOM 6 - 'Galway' 4.63m x 4.49m (15'2" x 14'8")

Including EN SUITE: (Superior Double/ Twin) Overlooking the cobbled front street with a large wet-room & huge shower, marble floor & under-floor heating.

Guest BEDROOM 7 - 'Napoli Suite' 5.81m x 4.58m (19'0" x 15'0")

Including EN SUITE: (Deluxe Double/Twin) Stunning centrepiece 350ltr Italian free-standing asymmetrical "egg shaped" designer bath (The Napoli Bath), marble floor plus separate Swedish shower/wet-room & the best views from the hotel down toward the river Swale & Easby Abbey.

Guest BEDROOM 8 - 'Tokyo' 5.10m max x 4.12m (16'8" max x 13'6")

Including EN SUITE: (Superior Double/Twin) Lovely view over the garden, original Victorian fireplace & a bathroom with marbled walls & flooring with a huge Roca bath & Swedish shower.

GARDENS, GROUNDS & PARKING

Very pleasant WEST facing established, sheltered Gardens with on-site multi-vehicle parking.

ROOM TARIFFS per night

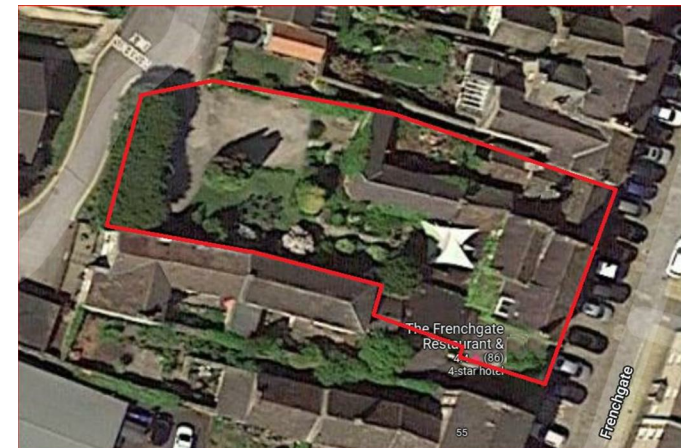
Single £98 - £158, Double £118 - £295

PLANNING

See Planning Permission History: Extension of Time for Implementation of Listed Building Consent for Proposed Small Ground Floor Extension to Rear of Property, Covered Stone Lean-to and New and Improved External Fire Escapes; General Refurbishment and Improvement to Interior Ref. 1/92C/118P/FULL (Ref. No: 10/00884/EXT) & Ref. 1/92C/118Q/LBC (Ref. No: 10/00900/EXT)

EPC

46 - 'B'...<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0220-2933-0311-4240-4090>



OFFERS OVER £975,000

GROUND 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.
 Produced by Potterplans Ltd. 2021



FIRST FLOOR

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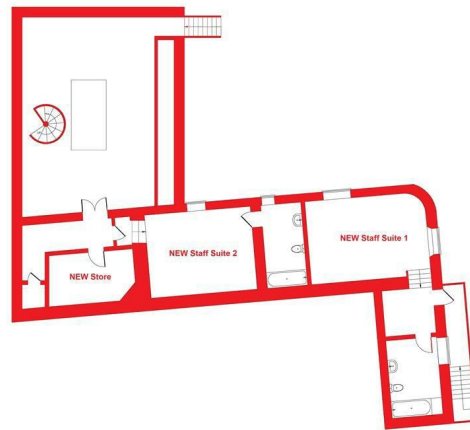


Owner's PROPOSED EXTENSIONS etc

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GROUND FLOOR



FIRST FLOOR

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			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

