



White House Hudswell, Richmond, North Yorkshire, DL11 6BG
£775,000



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VERY, VERY DESIRABLE stand-alone Detached Home with about 5 ACRES of LAND, GARDENS & small COPSE, plus FABULOUS VIEWS. Properties like this are Rare: up to 5 Bedrooms, 2 Bath/Shower Rooms & 3 Reception Rooms; 5.90m max x 4.95m/19'4" x 16'2" Kitchen/Dining Room & integral 6.65m x 3.56m/21'9" x 11'8" GARAGE/WORKSHOP etc. Great scope for HOME-WORKING/STUDIO etc...VERY HIGHLY RECOMMENDED.

Close to historic Richmond & on the edge of The Yorkshire Dales National Park, Hudswell has its own award-winning community-owned pub (& small shop), great walks & superb scenery. There is excellent access to the A1(M) & A66 at Scotch Corner (about 6.5 miles) & Darlington mainline rail station about 15 miles (2 hours, 20 minutes to LONDON Kings Cross). Character & beauty - The Rough Guide to Britain describes the town as 'an absolute gem', & the area is one of the most beautiful & rewarding places to live in the Country.

HALL 1.90m x 1.87m (6'2" x 6'1")

Internal door to GARAGE/WORKSHOP 6.65m x 3.56m/21'9" x 11'8" (See below).

UTILITY/BOOT ROOM 2.86m x 1.73m (9'4" x 5'8")

Fitted units, worktop with Belfast sink, plumbing for washing machine & Jura Limestone flagged floor.

KITCHEN/DINING ROOM 5.90m max x 4.95m overall (19'4" max x 16'2" overall)

Local Jollys built kitchen with an extensive range of Oak wall & floor units, Granite worktops & twin Belfast sink. Jura Limestone flagged floor, beamed ceiling & staircase to first floor. Windows to east & west & door to outside.

OFFICE/SNUG 3.52m x 2.44m (11'6" x 8'0")

Recessed woodstove & window to east.

LOUNGE (VIEWS) 5.74m x 3.72m overall

A split-level room with 'discreet' WASHROOM/WC with window to side. Window to south & doorway to:

SITTING ROOM (VIEWS) 6.47m x 3.66m (21'2" x 12'0")

Woodstove & windows to south, east & north.

FIRST FLOOR LANDING

BEDROOM 1 (VIEWS) 6.42m x 3.51m overall (21'0" x 11'6" overall)

Ceiling beams & windows to south & west – STUNNING VIEWS! EN-SUITE SHOWER ROOM with shower cubicle, inset washbasin with cupboard & WC. Window to south.

BEDROOM 2 (VIEWS) 6.42m x 3.66m (21'0" x 12'0")

Ceiling beams & windows to south & east – STUNNING VIEWS!

BEDROOM 3 (VIEWS) 4.07m (5.20m max) x 3.72m (13'4" (17'0" max) x 12'2")

Currently used as a STUDIO. Fitted cupboard & store area. Windows to east & west.

BEDROOM 4 (VIEWS) 2.76m x 2.29m (9'0" x 7'6")

Window to east.

BEDROOM 5 (VIEWS) 2.50m x 2.45m (8'2" x 8'0")

Window to east.

'House' BATH/SHOWER ROOM (VIEWS) 3.87 x 2.44m (12'8" x 8'0")

Corner bath, shower cubicle, washbasin & WC. Window to south.

OUTSIDE

Parking area with gate to block-paved driveway leading to:

GARAGE/WORKSHOP etc 6.65m x 3.56m (21'9" x 11'8")

Up & over door, side door & internal stable door to HALL. Fitted unit with worktop & sink, light, power & radiator.

GARDENS & PADDOCKS

About 5 ACRES in all. Front & side cottage GARDENS & sizeable rear GARDEN. Separate grassed drive with gate to main fenced FIELD with water supply. fenced PADDOCK with STABLE BLOCK (power & water) & small wildlife COPSE.

NOTES

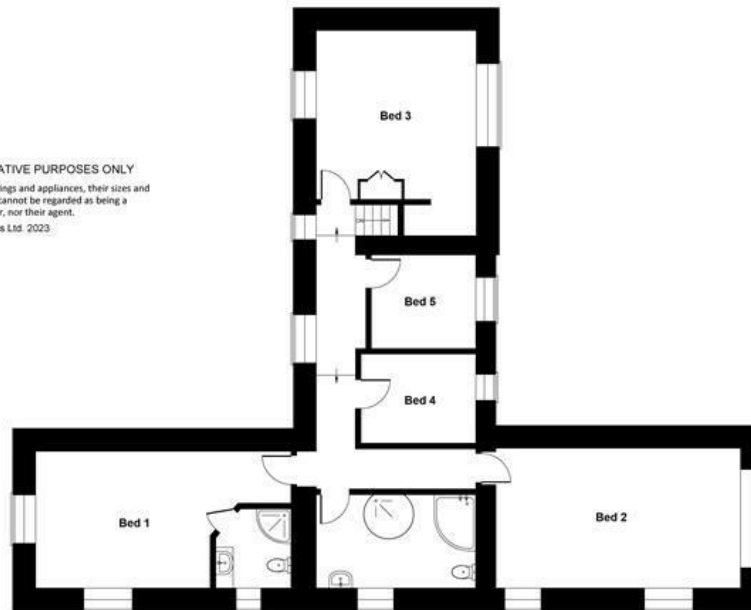
- (1) Freehold
- (2) Conder Sewage Treatment System
- (3) Council Tax Band: D
- (4) EPC: TBC
- (5) Oil Central Heating & Double Glazing



£775,000



GROUND FLOOR



FIRST 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. 2023.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		75
(69-80) C		
(55-68) D	54	
(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 (CO₂) 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>		

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