



Orchard House Prior Ave, Richmond, North Yorkshire, DL10 4AY
Offers over £800,000



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One of Richmond's MOST DESIRABLE HOMES - Amazing secluded central location within its own substantial enclosed walled Gardens & Grounds. 197sqm/2,120sqft of great living space over 3 floors including 42sqm/45sqft of versatile ANNEX etc SPACE - ideal for a LARGE FAMILY or for 2 FAMILIES (home sharing with in-laws) or for those with serious HOME-WORKING requirements. Great elevated VIEWS, outstanding Living Kitchen, lovely Sitting Room & up to 5 double Bedrooms with Bath/Washroom facilities on each floor. Ancillary rooms include a sizeable Utility & huge Loft Area. Outside there is an extensive Parking Area, Integral Double Garage, surrounding Gardens & 9.14m/30ft Greenhouse & potting Shed. (NB: Lapsed Planning Permission for an additional detached Double Garage). ONE OF A KIND - very highly recommended. A1(M) & A66 at Scotch Corner 4.3 miles, Darlington mainline rail station 13 miles - LONDON Kings Cross 2 hours 20 minutes.

RICHMOND is an historic Georgian market town of unique character & beauty which has changed little over time. The town is centred on its imposing Norman Castle (whose walls & keep are now the cobbled Market Place) & is situated on the edge of the beautiful Yorkshire Dales National Park with the River Swale running close to its southern perimeter. Surrounded by the most stunning scenery anywhere to be seen, Richmond remains one of the most beautiful & rewarding places to live in the Country. The Rough Guide to Britain describes the town as 'an absolute gem'.

COVERED PORCH

Door to Integral Double GARAGE (see below) & to:

RECEPTION HALL 3.74 max x 1.94 (12'3" max x 6'4")

Including built-in coats cupboard & with under-stairs cupboard. Staircase to middle floor & window to front.

BEDROOM 1. 3.76m x 3.66m (12'4" x 12'0")

Fitted wardrobes, radiator & windows to front & side.

BEDROOM 2. 3.74m x 3.66m max (12'3" x 12'0" max)

Built-in wardrobes, radiator & window to side.

BATH/SHOWER ROOM 3.90m x 1.88m (12'9" x 6'2")

A luxury room with contoured Spa bath, walk-in glazed shower area, washbasin & WC. Down-lighting & window to side.

MIDDLE FLOOR LANDING (Views)

A pleasant open landing with staircase to Upper Floor & 2 windows.

WASHROOM

Washbasin & WC.

SHOWER ROOM 2.44m x 2.30m (8'0" x 7'6")

Double glazed window to side.

LIVING ROOM (Views) 5.00m x 4.44m (16'4" x 14'6")

A great 'retreat' with windows to 3 elevations & elevated views.

LIVING KITCHEN (Views) 7.03m x 3.68m (23'0" x 12'0")

Making the most of the views, this lovely light room features a brick open fireplace & windows to 3 elevations with those wonderful views.

GAMES ROOM 7.63m x 3.66m (25'0" x 12'0")

Great for entertaining & family use.

UTILITY 2.80m x 2.31m (9'2" x 7'6")

Floor unit with sink & plumbing for washing machine. Window & door to rear.

UPPER FLOOR LANDING 3.10m x 2.75m (10'2" x 9'0")

Double glazed Velux to rear.

WASHROOM 1.91m x 1.22m (6'3" x 4'0")

Inset washbasin with cupboard under & WC.

BEDROOM 3. 4.22m into robes x 3.66m (13'10" into robes x 12'0")

Including wall-to-wall fitted wardrobes. Double glazed Velux to rear & window to side. Access to:

LOFT 8.80m in length (28'10" in length)

Extensive storage.

BEDROOM 4. 4.22m into robes x 3.66m (13'10" into robes x 12'0")

Including wall-to-wall fitted wardrobes. Double glazed Velux to front & window to side.

OUTSIDE

The house is set back behind a stone boundary wall with front gates opening onto an extensive tarmac driveway & hardstanding area leading to the:

INTEGRAL DOUBLE GARAGE 5.40m x 5.10m (17'8" x 16'8")

Large up & over door, cold-water tap, strip lighting & power. Window to side & door to Covered Porch.

GROUNDS

A feature in their own right, the gardens surround the house: lawned side garden with stone terracing & established shrub planting. Stone-flagged & gravelled corner patio with elevated views. 'Top & bottom' gates to: Enclosed REAR GARDENS with Sun Terrace, further lawned garden & a retaining stone wall to a lovely private Sun Garden with stone wall beds.

GREENHOUSE & POTTING SHED 9.15m x 3.05m (30'0" x 10'0")

Great for keen gardeners with washbasin, light, power & water connected. Adjoining STORE with power connected.

NOTES

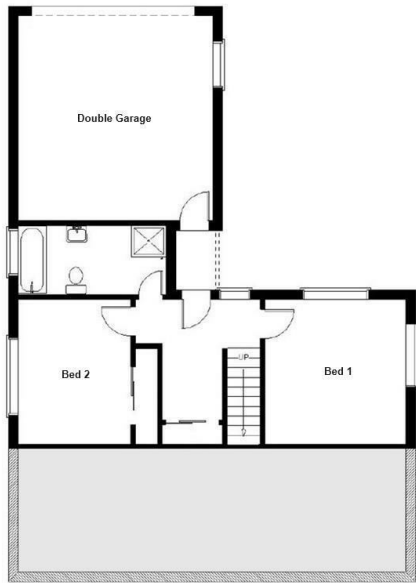
(1) EPC:

(2) Double-glazed & Gas Central heating

(3) Council Tax Band: Previously G-rated - Deleted from 13 December 2019 as a Holiday Let. Self-catering holiday unit & premises Current rateable value (1st April 2023 to present) £3,350 NB: Small Business Rate Relief...



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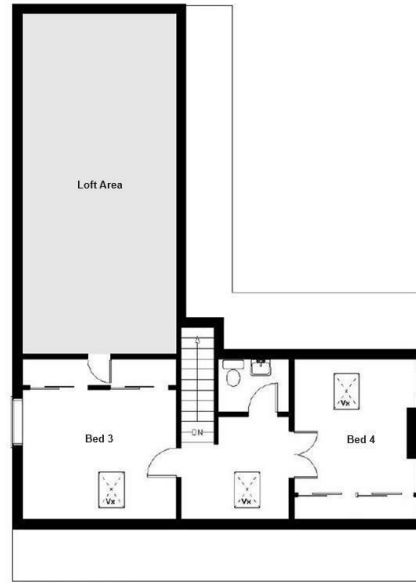


GROUND FLOOR



FIRST FLOOR

Plan not to scale - For identification only



SECOND FLOOR

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(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 (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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