



Moor Lea Barningham, Richmond, DL11 7DU
Asking price £599,000



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*** NEW PRICE *** A VERY DESIRABLE & SUBSTANTIAL COUNTRY RESIDENCE on a site of about 1 ACRE, including a Stone BARN & PADDOCK, GARDENS & Double GARAGE - For Sale with NO ONWARD CHAIN & HIGHLY RECOMMENDED. At 274sqm (2,949sqft) over 3 floors, the accommodation also offers ANNEX potential. Currently 2 RECEPTION ROOMS, 5 BEDROOMS, 2 BATH/SHOWER ROOMS, plus significant Lower Ground SPACE - HOME_WORKING etc opportunities.

Barningham is a picturesque conservation village with large village greens situated on the edge of Barningham Moor. There is excellent access to the A66 & the A1(M) at Scotch Corner (10 miles) with London Kings Cross (2 hours 20 minutes) via Darlington. In the village are The Millbank Arms & Coghlan's Classical Tearoom/Restaurant & Shop, a landowner's Stately Hall, an active Village Hall & a Church. The unspoilt Teesdale countryside (Area of Outstanding Natural Beauty) & the Yorkshire Dales National Park are readily accessible.

GROUND FLOOR

PORCH 2.45m x 1.84m (8'0" x 6'0")

RECEPTION HALL

An open area with 2.74m/9'0" ceiling & Oak parquet flooring. Staircase to FIRST FLOOR & LOWEWR GROUND FLOOR - See below.

LOUNGE 4.98m (5.95m into bay) x 3.97m (16'4" (19'6" into bay) x 13'0")

A lovely room with dual aspect windows & elevated views. Focal open fireplace.

SITTING ROOM & DINING AREA 8.13m x 4.58m (26'8" x 15'0")

A large eye-catching living area, again with dual aspect windows & views. Fine open fireplace with Marble surround, grate & built-in side 'dressers'.

KITCHEN/BREAKFAST ROOM 5.00m x 4.08m (16'4" x 13'4")

Limed Oak wall & floor units with worktops with inset sink. Chimney recessed Aga, electric oven, hob & plumbed for dishwasher. Dual aspect windows & views.

PANTRY 1.80m x 1.49m (5'10" x 4'10")

Window to rear.

FIRST FLOOR

Landing window to rear with fine views.

BEDROOM 1. 4.99m x 3.59m min (16'4" x 11'9" min)

Plus built-in cupboard. Washbasin & dual aspect windows with lovely views.

BEDROOM 2. 4.58m max x 4.07m (15'0" max x 13'4")

Including built-in cupboards. Window to rear with great views.

BEDROOM 3. 3.92m x 3.87m (12'10" x 12'8")

Window to front.

BEDROOM 4. 2.81m x 2.69m (9'2" x 8'9")

Window to front.

BEDROOM 5. 2.64m x 2.48m (8'7" x 8'1")

Fitted sliding wardrobe doors & window to rear with fine views.

BATH/SHOWER ROOM 5.76m x 2.42m max (18'10" x 7'11" max)

A large space with panelled bath, separate shower cubicle, washbasin & WC. Built-in cupboard with hot-water cylinder. Windows to sides.

LOWER GROUND FLOOR

LOBBY

Door & window to Rear Garden.

BOOT/UTILITY ROOM 4.48m x 3.97m (14'8" x 13'0")

Belfast sink & Thorn oil boiler (Last serviced Sept 2023). Light, power & plumbing for washing machine. Window to rear.

Large INNER VESTIBULE

STUDIO/WORKSHOP 4.78m x 3.77m (15'8" x 12'4")

A great multi-purpose room with an:

EN SUITE 1.59m x 1.47m (5'2" x 4'9")

Shower cubicle, washbasin & WC.

STOREROOM 4.27m x 1.53m min (14'0" x 5'0" min)

Light point.

CELLAR-STORE 4.80m min x 1.77m (15'8" min x 5'9")

Strip-light, power & windows to front & side.

OUTSIDE

Stone walled front garden with lawn, shrubs & 'ginnel walkway' Right of way. Pillared steps to small garden & stone flagged patio area. 5-bar gate to gravelled front parking area &:

DOUBLE GARAGE 6.00m x 5.09m (19'8" x 16'8")

Electric up & over door, strip-light, power & maintenance pit. Side door & rear windows.

REAR GARDEN

Stone walled & enclosed lawned garden with stone flagged patio & flower/shrub borders. Beyond is a further garden area with:

2-Storey STONE BARN 5.03m x 4.33m (16'6" x 14'2")

An 'Opportunity' building with power connected & hatch to first floor – a great opportunity - subject to planning.

PADDOCK

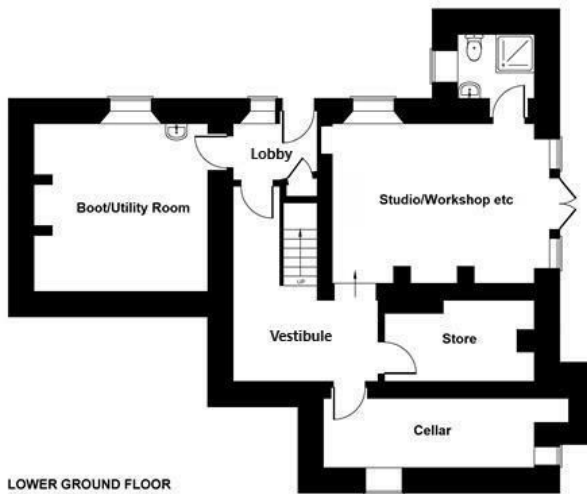
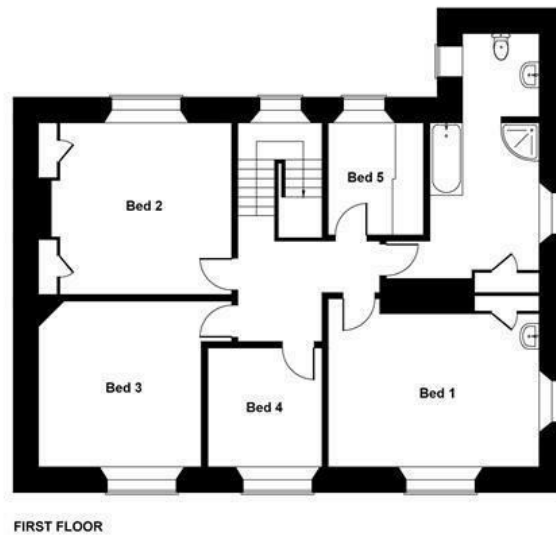
Rear 5-bar gate to the grassed paddock, also with rear access off Shaw Lane. NB: There is a Right of Way down the right-hand side of the paddock to Shaw Lane.

NOTES

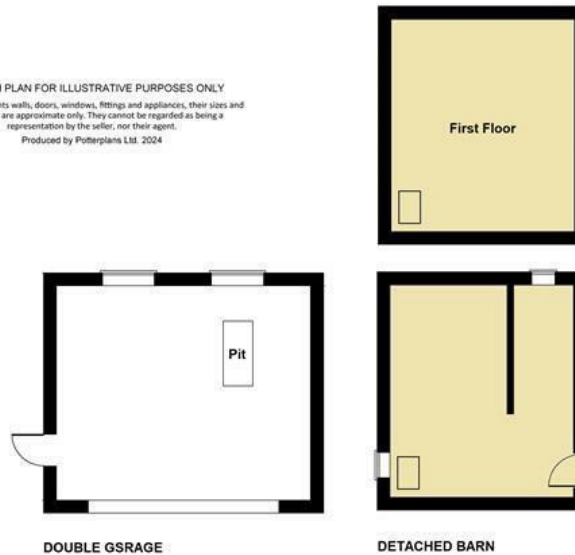
- (1) Freehold
- (2) Council Tax Band: G
- (3) EPC: TBC
- (4) Heating: Oil.
- (5) Mains electricity, water & drainage.
- (6) Front Right of Way ginnel & down the right-hand side of the paddock.



ASKING PRICE £599,000



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. 2024



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	35	
(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>		

England & Wales EU Directive 2002/91/EC

