



Heath House & Dove Cottage, Barningham, Richmond, DL11 7DU  
Offers over £650,000



# Heath House & Dove Cottage, Barningham, Richmond, DL11 7DU

A Handsome Detached COUNTRY RESIDENCE with a Detached Single-Storey COTTAGE, OUTBUILDING & GROUNDS - about 0.40 Acres in all. For Sale with NO ONWARD CHAIN & HIGHLY RECOMMENDED - Much updating etc works to be done.

\*\*The Main House: Over 3,000sqft with up to 4 Reception Rooms (including a lower ground-floor 'Studio' - Potential en suite Teenager's Suite), an Office, Kitchen/Breakfast Room, Bath & Shower/WC, Utility/Boot Room, WC & Plant Rooms; 4 first floor double Bedrooms & 3.97m/13'0" Bath/Shower Room, plus 2 converted loft rooms & Large Loft Area.

\*\*Dove Cottage: 2 Bedrooms, a Sitting Room, Kitchen, Bathroom & a Loft Area.

\*\* Outside: A 5.56m x 4.82m/18'2" x 15'9" Garage/Workshop, Gardens & Parking - Further land may be available.

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 Milbank 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.

## RECEPTION HALL

An open area with staircase to first floor & also lower ground floor.

## OFFICE 2.68m x 2.34m max (8'9" x 7'8" max)

**SITTING ROOM 5.11m x 4.08m (16'9" x 13'4")**  
Open fireplace with Marble surround & shuttered & panelled dual aspect bay windows.

## LOUNGE 4.14m x 4.12m (13'6" x 13'6")

Tiled open fireplace & shuttered window to front.

## INNER HALL

Nook & side door to outside.

## DINING ROOM 4.27m x 4.12m (14'0" x 13'6")

Open fireplace with Marble surround & shuttered & panelled window to front. Door to vestibule with staircase (No.2) to first floor & store cupboard under with light point.

## KITCHEN/BREAKFAST ROOM 3.90m x 3.82m (12'9" x 12'6")

Wall & floor units & worktops with double drainer sink. Window to rear. NB: Chimney with former flue.

## BATH & SHOWER ROOM/WC 3.78m x 2.41m overall (12'4" x 7'10" overall)

Bathroom with washbasin, separate WC & separate shower area. Window to rear.

## LOWER GROUND FLOOR

Stone steps to Hallway with window & door to rear.

## STUDIO & BAR 5.03m x 4.12m (16'6" x 13'6")

A great room with several options; Currently a 'Lounge-Bar' with a lovely old cast iron range & bar area. Windows to front & rear & door to:

## UTILITY/BOOT ROOM 3.10m x 1.58m (10'2" x 5'2")

Belfast sink & windows to side & rear.

## ANCILLARY ROOMS

Thunderbox-seat WC, DRYING ROOM with hot water cylinder & COAL/WOOD STORE.

## FIRST FLOOR LANDING

Window to rear with great views.

## BEDROOM 1. 4.18m x 4.17m (13'8" x 13'8")

Fire surround with grate & window to front.

## BEDROOM 2. 5.39m max (3.52m) x 4.12m (17'8" max (11'6" x 13'6")

Washbasin & 2 windows to front.

## BEDROOM 3. 3.97m x 3.83m (13'0" x 12'6")

Nook washbasin & window to rear with great views.

## BEDROOM 4. 3.97m x 2.75m (13'0" x 9'0")

Window to rear with great views.

## BATH/SHOWER ROOM 3.97m x 1.88m (13'0" x 6'2")

Panelled bath, separate shower cubicle, washbasin & WC. Window to rear.

## Separate WC

Washbasin & WC. Window to side.

## INNER LANDING & SECOND FLOOR

## Converted ROOM 1. 4.07m x 3.36m max (13'4" x 11'0" max)

Velux window & nook-cupboard.

## Converted ROOM 2. 3.78m x 3.16m max (12'4" x 10'4" max)

Velux window & lovely views.

## LOFT AREA 7.25m max x 6.81m max (23'9" max x 22'4" max)

Strip-light & power.

## DOVE COTTAGE

### HALL

Built-in cupboard with hot-water cylinder.

### SITTING ROOM 3.76m x 3.37m (12'4" x 11'0")

Open fireplace, vaulted ceiling, window to rear & door with side screen to rear.

### KITCHEN 3.76m x 2.41m (12'4" x 7'10")

Wall & floor units & worktops with sink. Dual aspect windows & staircase to first floor.

### BEDROOM 1. 4.02m x 3.56m (13'2" x 11'8")

Vaulted ceiling & window to rear.

### BEDROOM 2. 2.51m x 2.44m (8'2" x 8'0")

Nook & Velux window.

### BATHROOM 1.70m x 1.39m min (5'6" x 4'6" min)

Panelled bath with shower over, washbasin & WC. Velux window.

### FIRST FLOOR STORE etc 3.82m max x 2.70m (12'6" max x 8'10")

The Dovecote with window to rear & dovecote window.

## OUTSIDE

Gravelled 5-car front parking area, stone walled 'ginnel walkway', small lawns & cottage garden with box-hedging & stone flagged patio. Side lane to: REAR GARDENS with built-in boiler store, further store & stone flagged patio; fruit & vegetable gardens & greenhouses. Beyond is detached DOVE COTTAGE & a lawned garden with stone flagged patio & shrub planting, timber shed & parking. 5-bar gate to an enclosed area with a substantial 5.56m x 4.82m/18'2" x 15'9" GARAGE/WORKSHOP with light & power, & further Parking. Further gated area (water connected). Beyond is a further field (About 0.72 acres) which may be available by separate negotiation.

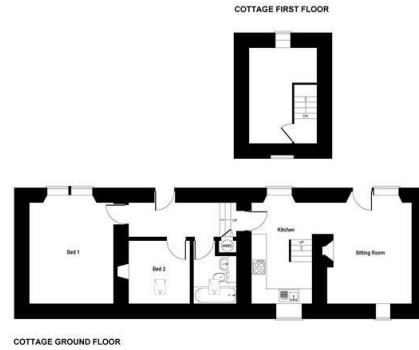
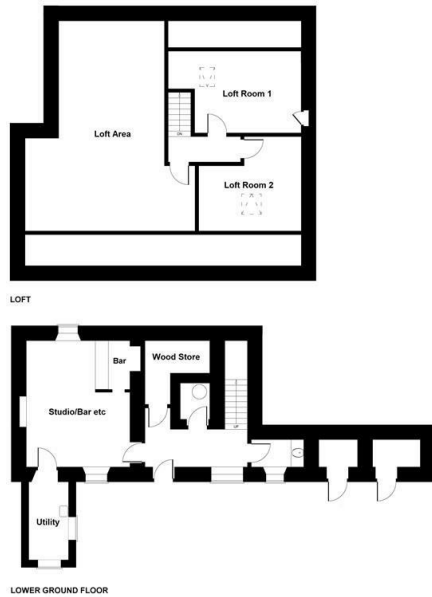
## NOTES

- (1) Freehold
- (2) Council Tax Bands: Heath House 'F', & Dove Cottage 'B'
- (3) EPC: Heath House: 49-E, Dove Cottage: 37-F
- (4) Heating: House - Oil & Dove Cottage - Electric.
- (5) Mains electricity, water & drainage.
- (6) Right of way ginnel between front parking area & front garden.




**OFFERS OVER £650,000**

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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>69</b>
(55-68) <b>D</b>	<b>49</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 