



6 Frenchgate, Richmond, North Yorkshire, DL10 4JG
£379,950



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The Rough Guide to Britain describes historic Richmond as "an absolute gem", just like this wonderfully exquisite BOHEMIAN CENTRAL TOWN HOUSE. Grade II Listed with HUGE CHARACTER - An Absolute MUST SEE. Much work to be done but a GREAT OPPORTUNITY: LOUNGE, DINING ROOM (Wood-stove) & KITCHEN/BREAKFAST ROOM, HALL & UTILITY/WC; 5.19m min x 5.12m (17'0" x 16'9") first floor SITTING ROOM etc, 3 BEDROOMS (Including a large 5.25m x 5.03m (17'2" x 16'6") main BEDROOM), 2 BATHROOMS & an upper floor 5.85m max (19'2") STUDIO. South-East GARDEN with access to Park Wynd.

RICHMOND is an historic Georgian market town of unique character & beauty which has changed little over time, centred around 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. In the immediate vicinity are great Walks & Cycling, the River Swale (Fly Fishing) & the Market Place. There is Excellent access A1(M) & A66 at Scotch Corner (about 4.4 miles) & Darlington mainline station (LONDON Kings Cross: 2 hours 20 minutes) about 13 miles.

Street door & stone-flagged shared 'ginnel' leadin

HALL

An appealing space with wide staircase to first floor.

LOUNGE 4.59m max (3.98m) x 4.02m (15'0" max (13'0") x 13'2")

Lovely stone Inglenook fireplace, beamed ceiling & deep store cupboard. 2 windows to front.

DINING ROOM 3.81m x 3.75m min (12'5" x 12'3" min)

Wood-stove & Oak flooring. 2 windows to side & doors to 1.29m (4'2") deep store cupboard &:

UTILITY/WC 1.85m x 1.20m (6'0" x 3'11")

Stone-flagged floor, washbasin, WC & plumbing for washing machine. Window to side.

KITCHEN/BREAKFAST ROOM 4.63m max (4.02m) x 3.93m (15'2" max (13'2") x 12'10")

Fitted with a range of wall & floor units with wood-block worktops & 1 & ½ bowl sink. Oak flooring, window to side & stable door to outside.

FIRST FLOOR

Staircase to second floor & window to side.

SITTING ROOM (Or BEDROOM etc) 5.19m min x 5.12m (17'0" min x 16'9")

A fabulous space with options: Built-in store (1.95m (6'4") wide, 3 shuttered windows to front & window to rear with views towards the river & beyond.

BEDROOM 3.82m x 2.51m (12'6" x 8'2")

Plus built-in cupboard. Window to side.

BATHROOM 2.40m max x 2.05m (7'10" max x 6'8")

Panelled bath, washbasin & 'plinth' WC. Window to side.

SECOND FLOOR

Staircase to upper floor & nook to side.

BEDROOM 3.70m x 2.29m (12'1" x 7'6")

Plus built-in cupboard. Access to loft storage space with retractable ladder, part-boarded with light point. Window to side & door to:

EN SUITE BATHROOM 2.60m max x 1.88m (8'6" max x 6'2")

Including airing cupboard housing Worcester gas boiler & hot-water cylinder. Panelled bath, washbasin & WC. Window to side.

BEDROOM 5.25m x 5.03m (17'2" x 16'6")

Another fabulous space with nook, 3 windows to front & window to rear with views towards the river & beyond.

UPPER FLOOR

STUDIO etc 5.85m max x 3.21m (19'2" max x 10'6")

Plus eaves storage. Exposed truss beams, double glazed Velux window to rear (Views) & window to side.

OUTSIDE & GARDEN

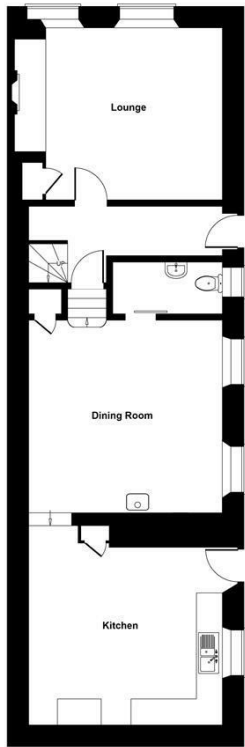
Street door & stone-flagged shared ginnel with gates leading down to a peaceful enclosed OASIS GARDEN: South-East facing & carefully curated with 2 Apple trees & a Plum tree, Gooseberries, Red & Black Currants & Rhubarb. Useful OUTBUILDING with front & double rear doors opening on to Park Wynd....Absolutely glorious in Spring & early Summer.

NOTE

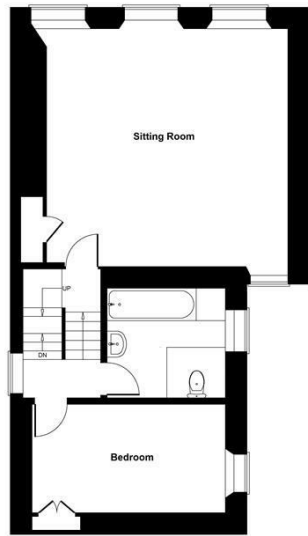
- (1) Freehold
- (2) Grade II Listed: List Entry Number 1318405
- (3) Shared 'Ginnel' access to Property.
- (4) Council Tax Band: E
- (5) Gas Central Heating



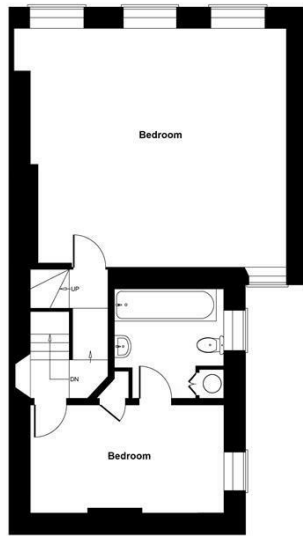
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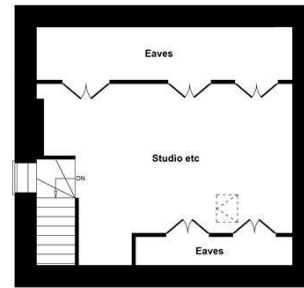
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TOP 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.
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