



Milbank, Eppleby Road Forcett, Richmond, DL11 7RZ
Offers over £650,000



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SUPERB STAND-ALONE & IMMACULATE Detached Home (242sqm/2,605sqft) - GREAT LOCATION & FABULOUS VIEWS – Very Highly Recommended: Large GARDENS, Large 12.20m/40'0" GARAGE/WORKSHOP & 7.83m/25'8" STUDIO/ANNEX etc (Former STABLES). Fabulous Light-filled Living Space: 4 (Four) RECEPTION ROOMS, Stylish KITCHEN/BREAKFAST ROOM, Large HALL, Essential BOOT ROOM/UTILITY & ground floor SHOWER ROOM/WC; 5 (Five) double BEDROOMS, Large 4.24m/13'10" BATH/SHOWER & EN SUITE. PARKING for several vehicles.

VERY ACCESSIBLE: Eppleby is a lovely village with a great community spirit & large village greens. There's a Primary School, a village Shop/Tea Room, Pub & an active Village Hall - Rural yet accessible: Local market towns include Richmond (About 8.5 miles) & Barnard Castle (Under 10 miles); Scotch Corner 7 miles & Darlington Station is about 11 miles (London Kings Cross 2 hours 20 minutes).

Large HALL

A spacious vaulted & galleried space, with double-glazed Velux window & down-lighting.

SITTING ROOM (GREAT VIEWS) 4.85m x 4.27m (15'10" x 14'0")

A fine dual-aspect room with lovely elevated views, fireplace with multi-fuel stove, Oak flooring & down-lighting.

DINING ROOM (GREAT VIEWS) 4.58m x 3.72m (15'0" x 12'2")

Oak flooring & down-lighting. UPVC double-glazed window to front with lovely elevated views.

KITCHEN/BREAKFAST ROOM (GREAT VIEWS) 5.81m max x 3.71m (19'0" max x 12'2")

Another light room fitted with a stylish range of wall & floor units with Granite worktops & inset Belfast sink. Integrated double oven and grill & ceramic hob with extractor over, integrated dishwasher & large fridge space. Oak flooring, down-lighting & dual aspect with UPVC double-glazed windows to side & rear – wow views!

GARDEN ROOM 6.22m x 3.16m (20'4" x 10'4")

A light-filled room with Oak flooring & down-lighting. UPVC double-glazed windows to 3 sides & UPVC double-glazed patio doors to outside.

SNUG/OFFICE (GREAT VIEWS) 3.71m x 3.00m (12'2" x 9'10")

A multi-purpose room with UPVC double-glazed window to front & stairs to BEDROOM 5 (See below).

Ground Floor BEDROOM 4 / OFFICE 3.32m x 3.11m (10'10" x 10'2")

UPVC double-glazed window to rear overlooking the gardens.

Ground Floor SHOWER ROOM 1.95m x 1.80m (6'4" x 5'10")

Level-access shower cubicle, washbasin & WC.

BOOT ROOM/UTILITY 3.00m x 1.79m min (9'10" x 5'10" min)

Wall & floor units with Quartz worktop & inset Belfast sink with plumbing for washing machine under. UPVC double-glazed window & door to rear.

Adjoining GARAGE/WORKSHOP 12.20m x 4.12m (40'0" x 13'6")

(See below).

Galleried FIRST FLOOR LANDING

An open area with a large 2.96m x 0.88m/9'8" x 2'10" walk-in store cupboard. Double-glazed Velux windows to front & rear.

BEDROOM 1 (GREAT VIEWS) 4.78m x 4.12m (15'8" x 13'6")

Including fitted double wardrobes. UPVC double-glazed window to rear with lovely views & door to:

EN SUITE 2.10m x 1.81m (6'10" x 5'11")

Level-access shower cubicle, washbasin & WC. UPVC double-glazed window & door to side.

BEDROOM 2 (GREAT VIEWS) 3.88m x (4.74m max) 2.85m min (12'8" x 15'6" max) 9'4" min)

Including fitted double wardrobes. UPVC double-glazed window to front with lovely views.

BEDROOM 3 (GREAT VIEWS) 4.58m x 3.72m (15'0" x 12'2")

Including fitted double wardrobes. UPVC double-glazed window to front with wonderful views.

BEDROOM 4. 3.32m x 3.11m (10'10" x 10'2")

(See above).

BEDROOM 5 (GREAT VIEWS) 4.29m x (3.00m max) 2.16m min (14'0" x 9'10" max) 7'1" min)

Served by a staircase off the OFFICE/SNUG. Down-lighting & UPVC double-glazed window to side.

Large BATH/SHOWER ROOM 4.24m x 3.32m (13'10" x 10'10")

A fabulous room with a panelled bath, level-access shower cubicle, inset washbasin & WC. 2 useful cupboards & UPVC double-glazed window to rear.

OUTSIDE (GREAT VIEWS)

5-bar gate to an extensive block paved driveway & hardstanding area, lawn with established flower/shrub borders. NB: Second driveway (& PARKING)at the rear to the REAR GARDEN.

Large GARAGE/WORKSHOP 12.20m x 4.12m (40'0" x 13'6")

A SERIOUS Garage & Workspace: Flagged floor, strip-lighting & power. Electric roller front door & pedestrian door, electric roller & double doors to side. Adjoining Oil STORE.

STUDIO/ANNEX etc 7.83m x 3.41m (25'8" x 11'2")

Former stables converted into a great multi-purpose building, currently used as a GYM. 2 stable doors & 2 UPVC double-glazed windows, down-lighting & power (Water nearby).

Enclosed GARDENS (GREAT VIEWS)

Gravelled & flagged patio area with cold water tap, landscaped stone flower/shrub beds, gravelled side area & large lawn with Apple, Plum & Hazelnut trees. Wonderful views. NB: Second driveway (& PARKING)at the rear.

NOTES

- (1) Freehold
- (2) Council Tax Band: E
- (3) EPC: 69-C
- (4) UPVC double-glazing & Oil Central Heating
- (5) Mains Water, Electricity & Drainage.



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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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FIRST FLOOR

Energy Efficiency Rating

| | Current | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 85 |
| (69-80) C | 69 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

England & Wales EU Directive 2002/91/EC 

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |

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