



Howe Bank House Mill Lane, Richmond, North Yorkshire, DL10 4HN
£995,000



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A RARE OPPORTUNITY - ANOTHER OF RICHMOND'S FINEST HOMES – Fabulous 270sqm (2,906sqft) of Family Accommodation on a site of about 0.30 acres in all. GREAT VIEWS, FANTASTIC ENTERTAINING SPACE & a ONE-OFF. VERY, VERY Highly Recommended & For Sale with No ONWARD CHAIN.

Impressive Hall, 9.82m x 4.83m max/32'2" x 15'10" Kitchen/Dining Room, 9.63m x 4.62m/31'6" x 15'2" Sitting Room, Superb 'Roof Lantern' Garden Room, large 4.42m/14'6" Office, Shower Room & Utility Room; Up to 5 Double Bedrooms & 2 further Bath/Shower Rooms. Wonderful Large South Facing Gardens overlooking The River Swale & National Trust Round Howe & Hudswell Woods. Double Garage, 10-plus Parking & 7.64m/25'0" Store Shed/Workshop. Under Floor Heating (Radiators to first floor).

Large RECEPTION HALL 5.85m max x 4.13m (19'2" max x 13'6")

Under-floor heated & vaulted with galleried staircase to first floor.

OFFICE 4.22m into bay (3.51m) x 4.93m (13'10" into bay (11'6") x 16'2")

Under-floor heated & dual aspect.

SHOWER ROOM 2.24m x 1.22m (7'4" x 4'0")

Shower cubicle, inset washbasin with cupboard under & WC. Tiled walls & floor & under-floor heating.

SITTING ROOM 9.62m x 4.63m (31'6" x 15'2")

Feature fireplace with multi-fuel stove & Oak flooring -under-floor heated. 2 windows to front & UPVC patio doors to:

GARDEN ROOM (VIEWS) 6.47m x 4.50m (21'2" x 14'9")

A great room for entertaining: Stone flagged floor & multi-fuel stove. Roof Lantern, 2 windows to rear & bi-fold doors opening on to the extensive patio.

KITCHEN/DINING ROOM (VIEWS) 9.82m x (4.83m max) 3.53m (32'2" x (15'10" max) 11'6")

South facing with under-floor heated Limestone flooring & fitted with a range of wall & floor units with Granite worktops & twin inset Belfast sinks, Granite top island & breakfast unit with cupboards; Rangemaster Professional 5-ring gas range, fridge-freezer space & integrated dishwasher. UPVC double-glazed window to side & 2 sets of UPVC double-glazed patio doors to rear.

UTILITY 2.44m x 2.26m (8'0" x 7'4")

Matching units with inset sink, under-floor heated Limestone flooring, Ideal gas boiler & UPVC stable door to outside.

FIRST FLOOR LANDING 4.68m x 3.97m (15'4" x 13'0")

Galleried with built-in shelved airing cupboard. Arched UPVC double-glazed window to front & double-glazed Velux.

Large MASTER SUITE 9.62m x 4.63m overall (31'6" x 15'2" overall)

Comprising:

BEDROOM 1. 4.63m x 3.90m (15'2" x 12'9")

UPVC double-glazed window to front & walkway to:

DRESSING ROOM - VIEWS (BEDROOM 5) 4.63m x 3.05m (15'2" x 10'0")

Full-width wardrobes & UPVC double-glazed window to rear with fine views.

'En Suite' BATH/SHOWER ROOM 3.41m x 2.46m (11'2" x 8'0")

Centred bath, separate low-access shower cubicle, twin Granite inset

washbasins with drawers & cupboard under & WC. Tiled walls & floor, down-lighting & double-glazed sash window to side.

BEDROOM 2 (VIEWS) 4.98m x 3.82m (16'4" x 12'6")

Including fitted wardrobes. Dual aspect.

BEDROOM 3. 4.94m x 3.51m (16'2" x 11'6")

Including fitted wardrobes. Dual aspect.

BEDROOM 4 (VIEWS) 4.69m x 3.68m max (15'4" x 12'0" max)

Including fitted wardrobes. UPVC double-glazed stable door to:

BALCONY (VIEWS) 4.30m x 1.17m

'House' BATH/SHOWER ROOM 3.63m x 2.24m (11'10" x 7'4")

Tile-panelled bath, separate low-access shower cubicle, twin inset washbasins with cupboards under & WC. Tiled walls & floor, down-lighting & double-glazed sash window to side.

OUTSIDE

Electric entrance gates (Also to Mill House) leading to a pillared & stone walled entrance to a large gravelled courtyard (10-vehicle parking) &:

DOUBLE GARAGE 5.64m x 5.44m (18'6" x 17'10")

Twin up & over doors, side window & door, sink, strip-lighting & power.

South Facing Enclosed REAR GARDENS

...Overlooking The River Swale & National Trust Round Howe & Hudswell Woods. Side gate from Front Garden to landscaped Rear Gardens with extensive stone-flagged terrace, cold-water tap, power sockets, outside lighting & pond feature. Lawned gardens, Summer House & large side STORE/WORKSHOP (7.64m x 1.62m/25'0" x 5'3") with light & power.

NOTES

- (1) Freehold
- (2) Council Tax Band: G
- (3) EPC: 67-D
- (4) Ground Floor Under Floor Heating (Radiators to first floor)
- (5) UPVC Sash Double-glazing



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	67	
(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>		
England & Wales		EU Directive 2002/91/EC

