



9 Barningham Road, Newsham, Richmond, North Yorkshire, DL11 7QT
Offers over £450,000



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SUPERB Refurbished DETACHED BUNGALOW on a large Corner Site of about 0.20 acres. Fabulous 7.34m x 6.88m max (24'0" x 22'6") KITCHEN, DINING & DAY ROOM, Deep SITTING ROOM, large UTILITY/WC; 3 Double BEDROOMS & 2 BATH/SOWER ROOMS. Huge (If needed) further POTENTIAL - Full Planning Permission to substantially extend with an ANNEX.** A STUNNING part Cedar-clad Home for sale with NO ONWARD CHAIN. GUIDE PRICE £475,000 - £495,000

Newsham is a friendly 'community village' with a pretty village green. Historic RICHMOND is about 8 miles, BARNARD CASTLE 6.5 & DARLINGTON about 17 miles (Mainline to LONDON Kings Cross about 2 hours 20 minutes); A66 just a mile, A1(M) at Scotch Corner about 8 miles. The unspoilt Teesdale countryside (Area of Outstanding Natural Beauty) & the Yorkshire Dales National Park are readily accessible - about 1 hour to the Lake District.

**See Plan.

PORCH

RECEPTION HALL

Cavalio flooring & opening to INNER HALL.

SITTING ROOM 5.24m x 4.02m (17'2" x 13'2")

A deep room with feature fireplace, wide UPVC double glazed window to front & opening to:

KITCHEN, DINING & DAY ROOM 7.34m max x 6.88m (24'0" max x 22'6")

A STUNNING ROOM with Cavalio flooring:

KITCHEN AREA

Excellent range of contemporary soft-close wall & floor units with Silstone worktops & inset sink. A large island with induction hob & flush overhead extractor, combination microwave oven & wine cooler. Eye-level double oven/grill & integrated dishwasher. Larder-drawer unit & space for large fridge/freezer.

DINING & DAY ROOM

Light-filled with Roof Lantern, UPVC double glazed side window & wide bi-fold doors overlooking the gardens. Serving station with Silstone worktop & cupboards under.

Large UTILITY ROOM/WC 4.01m x 3.36m (13'1" x 11'0")

Worktop with cupboard under, plumbing for washing machine & space for dryer. Bank of cupboards also housing the oil boiler & hot water cylinder. WC with washbasin. Cavalio flooring UPVC double glazed window to rear & door to outside.

Large Open INNER HALL

Double BEDROOM 1. 3.70m x 3.60m (12'1" x 11'9")

Twin double wardrobes, UPVC double glazed window to rear & masked doors to:

Stylish En Suite SHOWER ROOM 2.40m x 0.96m (7'10" x 3'1")

Shower cubicle, washbasin with cupboards under & inset WC. Auto-lighting, deep nook cupboard & towel radiator.

Double BEDROOM 2. 4.04m x 3.78m (13'3" x 12'4")

Including fitted double wardrobes & drawer unit. UPVC double glazed window to front.

Double BEDROOM 3. 2.92m x 2.70m (9'6" x 8'10")

UPVC double glazed window to front.

Stylish BATH/SOWER ROOM 3.51m max x 1.81m max (11'6" max x 5'11" max)

Panelled bath, shower cubicle, washbasin with cupboards under & inset WC. Nook cupboard & towel radiator.

OUTSIDE FRONT

Entrance pillars & stone boundary wall-beds, gravelled area with flower/shrub beds & border. Concrete 2-vehicle driveway & parking leading to:

DETACHED GARAGE/WORKSHOP 8.14m x 3.14m (26'8" x 10'3")

UPVC double glazed side window, single glazed rear window & side door. Strip lighting & power.

SIDE & REAR GARDENS

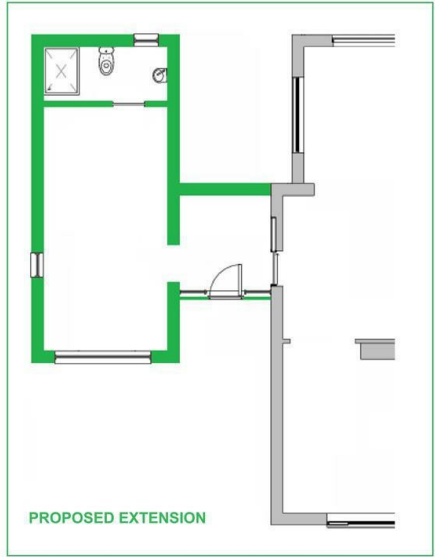
Fenced & hedged side garden area & large lawn garden with stone flagged patio & Apple trees. Oil tank & bin-store area. Outside lighting, power & cold-water tap.

NOTES

- (1) Freehold
- (2) Council Tax Band: E
- (3) EPC: New EPC commissioned
- (4) PLANNING 22/00656/FULL| Full Planning Permission to Demolish Existing Garage, Replace with Master Bedroom Extension with a Semi-Glazed Link to Existing House and Reconfigure Existing Parking Arrangement to the Rear to Create 3 Off Street Parking Spaces The development hereby permitted shall be begun on or before 15th December 2025.
- (5) Mains Drainage, Water & Electricity.



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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.
Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	65	
(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 (CO ₂) 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		
England & Wales	EU Directive 2002/91/EC 	

