



With LAND

White House Hudswell, Richmond, North Yorkshire, DL11 6BG
£695,000

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COUNTRY HOME with LAND & FABULOUS VIEWS (Further LAND may be available).....Properties like this are Rare: up to 5 Bedrooms, 2 Bath/Shower Rooms & 3 Reception Rooms; 5.90m max x 4.95m/19'4" x 16'2" Kitchen/Dining Room & integral 6.65m x 3.56m/21'9" x 11'8" GARAGE/WORKSHOP etc. Great scope for HOME-WORKING/STUDIO etc...VERY HIGHLY RECOMMENDED.

Close to historic Richmond & on the edge of The Yorkshire Dales National Park, Hudswell has its own award-winning community-owned pub (& small shop), great walks & superb scenery. There is excellent access to the A1(M) & A66 at Scotch Corner (about 6.5 miles) & Darlington mainline rail station about 15 miles (2 hours, 20 minutes to LONDON Kings Cross). Character & beauty - The Rough Guide to Britain describes the town as 'an absolute gem', & the area is one of the most beautiful & rewarding places to live in the Country.

HALL 1.90m x 1.87m (6'2" x 6'1")

Internal door to GARAGE/WORKSHOP 6.65m x 3.56m/21'9" x 11'8" (See below).

UTILITY/BOOT ROOM 2.86m x 1.73m (9'4" x 5'8")

Fitted units, worktop with Belfast sink & Jura Limestone flagged floor.

KITCHEN/DINING ROOM 5.90m max x 4.95m overall (19'4" max x 16'2" overall)

Local Jollys built kitchen with an extensive range of Oak wall & floor units, Granite worktops & twin Belfast sink. Jura Limestone flagged floor, beamed ceiling & staircase to first floor. Windows to east & west & door to outside.

OFFICE/SNUG 3.52m x 2.44m (11'6" x 8'0")

Recessed woodstove & window to east.

LOUNGE (VIEWS) 5.74m x 3.72m overall

A split-level room with 'discreet' WASHROOM/WC with window to side. Window to south & doorway to:

SITTING ROOM (VIEWS) 6.47m x 3.66m (21'2" x 12'0")

Woodstove & windows to south, east & north.

FIRST FLOOR LANDING

BEDROOM 1 (VIEWS) 6.42m x 3.51m overall (21'0" x 11'6" overall)

Ceiling beams & windows to south & west – STUNNING VIEWS! EN-SUITE SHOWER ROOM with shower cubicle, inset washbasin with cupboard & WC. Window to south.

BEDROOM 2 (VIEWS) 6.42m x 3.66m (21'0" x 12'0")

Ceiling beams & windows to south & east – STUNNING VIEWS!

BEDROOM 3 (VIEWS) 4.07m (5.20m max) x 3.72m (13'4" (17'0" max) x 12'2")

Currently used as a STUDIO. Fitted cupboard & store area. Windows to east & west.

BEDROOM 4. 2.76m x 2.29m (9'0" x 7'6")

Window to east.

BEDROOM 5 (VIEWS) 2.50m x 2.45m (8'2" x 8'0")

Window to east.

'House' BATH/SHOWER ROOM (VIEWS) 3.87 x 2.44m (12'8" x 8'0")

Corner bath, shower cubicle, washbasin & WC. Window to south.

OUTSIDE

Parking area with gate to block-paved driveway leading to:

GARAGE/WORKSHOP etc 6.65m x 3.56m (21'9" x 11'8")

Up & over door, side door & internal stable door to HALL. Fitted unit with worktop & sink, plumbing for 2 appliances, light, power & radiator.

GARDEN & PADDOCKS

About an ACRE (Further LAND may be available). Front cottage GARDEN, sizeable rear GARDEN & fenced Paddock with STABLE BLOCK (power & water) & small wildlife COPSE.

NOTES

- (1) Freehold
- (2) Conder Sewage Treatment System
- (3) Council Tax Band: D
- (4) EPC: 54-E
- (5) Oil Central Heating & Double Glazing

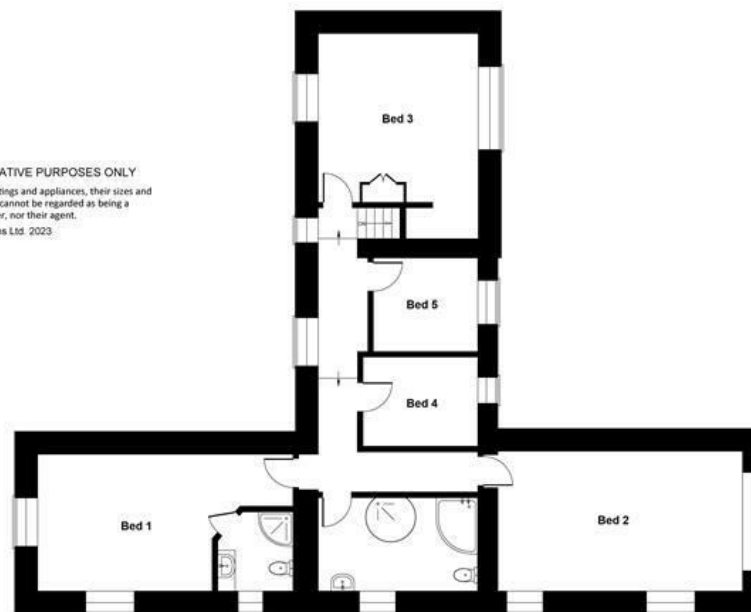


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GROUND FLOOR

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.
Produced by Potterplans Ltd. 2023.



FIRST FLOOR

Energy Efficiency Rating

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

75

54

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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