



The Farmhouse 11 Dales View, Hudswell, DL11 6BU

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We are delighted to be able to offer for sale this six bedroomed stone built link detached property, situated in an exclusive courtyard setting in Hudswell Village. Close to historic Richmond on the edge of The Yorkshire Dales National Park, Hudswell has its own award-winning community-owned George & Dragon 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).

The property has been finished to a high standard and offers generous sized living accommodation over three floors and an internal inspection is highly recommended.

Asking price £650,000



HALLWAY

With a natural stone tiled floor, central heating radiator, staircase leading to the first floor and a large understairs store cupboard.

DOWNSTAIRS W.C

Having a w.c, wash hand basin with a mixer tap and tiled splash back, natural stone tiled flooring, obscured glass double glazed window and central heating radiator.

LOUNGE 6.14 x 4.74 (20'1" x 15'6")

At the rear of the property with an Esse multi fuel stove, fire surround with tiled hearth and attractive herringbone design inset, three central heating radiators, 2 sliding sash double glazed windows, coving and composite door leading to the rear garden.

DINING ROOM 4.44 x 4.0 (14'6" x 13'1")

At the front of the property with a sliding sash double glazed window and a central heating radiator.

KITCHEN / BREAKFAST ROOM / FAMILY ROOM 9.72 x 7.55 (31'10" x 24'9")

A fantastic open plan family space. The farmhouse style kitchen area has a range of wall, base and drawer units, display cabinets with down lighting, granite worktops, double ceramic sink unit with mixer tap over and tiled splash back. 30Amp electric Aga with fan oven and hob, extractor hood, wooden kitchen island, integrated Neff microwave, integrated Neff dish washer, spot lights, natural stone tiled flooring and two sliding sash double glazed windows.

There is a cosy seating area having two central heating radiators and a sliding sash window to the front. The breakfast area is filled with lots of natural light having dual aspect sliding sash double glazed windows. French doors lead out to the rear garden.

UTILITY ROOM 3.40 x 2.53 (11'1" x 8'3")

With wall and base units, plumbing for a washing

machine, ceramic sink with mixer tap over, tiled splash back, breakfast bar, extractor fan, central heating radiator, spot lights, natural stone tiled flooring. An internal door leads into the garage and there is a door leading to the front of the property.

FIRST FLOOR LANDING

With a central heating radiator and sliding sash double glazed window to the front.

BEDROOM 1 4.89 x 4.21 (16'0" x 13'9")

At the rear of the property with his and hers fitted robes and a fitted drawer unit, central heating radiator and sliding sash double glazed window.

EN SUITE

A generous sized en suite having his and hers wash hand basins set in vanity units with led bathroom mirrors over. Shower cubicle with thermostatic shower, w.c, tiled walls, towel radiator and extractor fan.

BEDROOM 2 4.64 x 3.23 (15'2" x 10'7")

A double bedroom at the rear with two central heating radiators and two sliding double glazed windows.

BEDROOM 3 3.83 x 3.30 (12'6" x 10'9")

At the front with central heating radiator and sliding sash double glazed window.

BEDROOM 4 4.06 x 3.24 (13'3" x 10'7")

At the front with central heating radiator and sliding sash double glazed window.

FAMILY BATHROOM

Having a panelled bath with thermostatic shower over and glass shower screen, wash hand basin and w.c, tiled walls, extractor fan, towel radiator, spot lights and double glazed window.

SECOND FLOOR LANDING

With a large double storage cupboard, central heating radiator and velux window.

BEDROOM 5 4.72 x 3.84 (15'5" x 12'7")

With fitted wardrobes, drawers and side cupboard, two central heating radiators and two velux windows.

BEDROOM 6 / STUDY 4.08 x 2.69 (13'4" x 8'9")

With a central heating radiator and a velux window.

SHOWER ROOM

With a shower cubicle with dual head shower, wash hand basin, w.c, central heating radiator and velux window.

GARAGE

A large double garage with two wooden garage doors having power, lighting, water and loft access. The loft is partially boarded and has a ladder and light. A door gives access to the front of the property.

EXTERNALLY

To the front of the property there is a paved driveway providing off road parking for three vehicles, there are also additional visitor car parking bays.

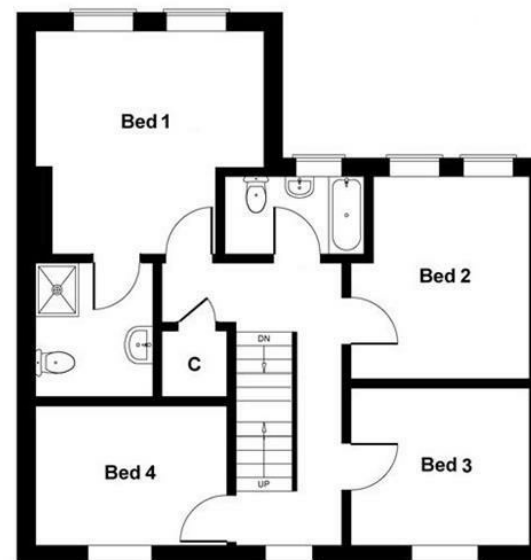
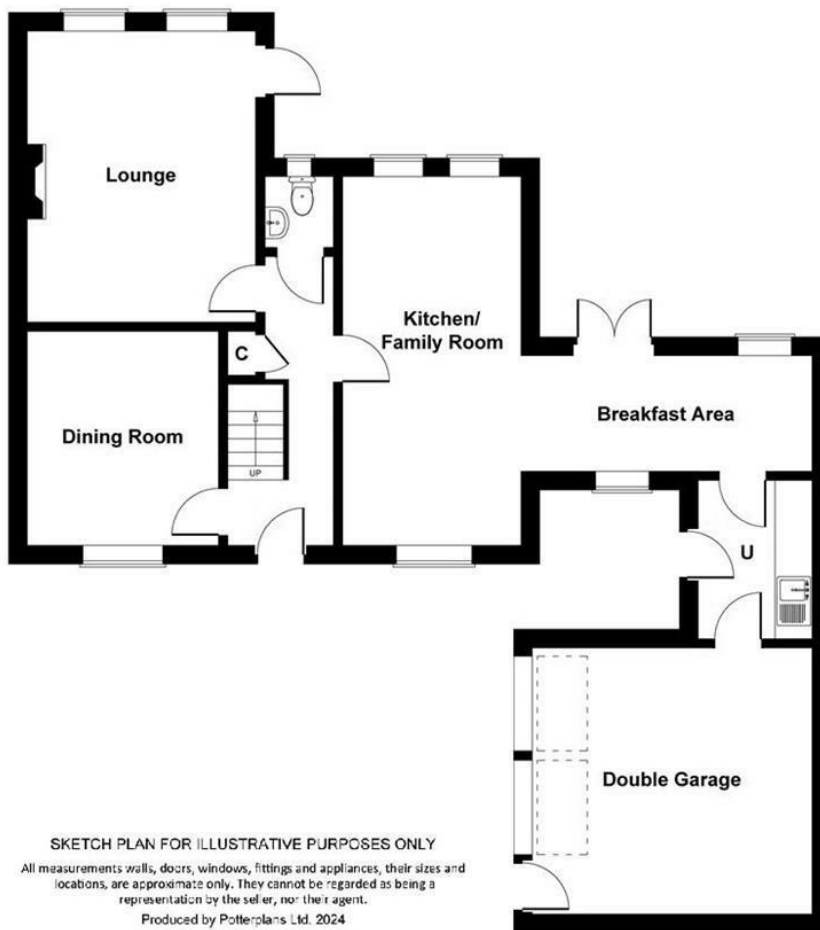
To the rear there is an enclosed garden with views, having a paved patio area, a gravelled pathway with stepping stones leads to a sunken circular seating area, outside lights and cold water tap. The oil tank is screened by fencing. a gate leads to the side of the property and an undercover pathway with lighting leads to the front driveway.

NOTES

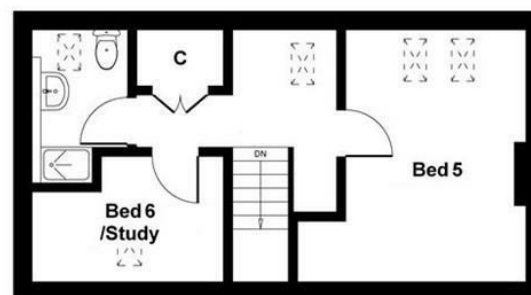
- * FREEHOLD
- * OIL CENTRAL HEATING
- * COUNCIL TAX BAND F
- * DALES VIEW MANAGEMENT COMPANY IS RESPONSIBLE FOR THE MAINTENANCE OF THE COMMUNAL AREAS AT A COST OF £50 PA







FIRST FLOOR



SECOND 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		
	72	79
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	