



Frenchgate & Harcourt Maison Dieu, Richmond, North Yorkshire,
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PROBABLY RICHMOND'S FINEST RESIDENCE with the Finest South Facing PANORAMIC VIEWS – Simply Beyond compare.

409sqm (4,402sqft) of STUNNING Light-Filled Living Space with about 0.76 acres in all, in the very heart of Richmond. Between them, Frenchgate Head & Harcourt provide stunning accommodation: 5 Reception Rooms, a superb 6.83m x 4.90m/22'4" x 16'0" Main Kitchen & Dining Room (Plus a second 5.96m/19'6" Kitchen/Breakfast Room), 5 Double Bedrooms with En-suite Bath/Shower Rooms; There is a lovely 8.00m/26'2" Glazed Entrance Loggia & the reception rooms include a Cinema Room & a 5.54m x 5.41m/18'2" x 17'8" STUDIO/GYM or GAMES ROOM. Detached GARAGING & secure parking with electric gates. Beautiful South facing Gardens & Grounds.

The town centre is within walking distance, as are the Easby Abbey walks & the River Swale (fly fishing). Situated on the edge of the beautiful Yorkshire Dales National Park, Richmond is an historic Georgian market town of unique character & beauty - The Rough Guide to Britain describes the town as 'an absolute gem', one of the most beautiful & rewarding places to live in the Country.

There is excellent A1(M) & A66 access at Scotch Corner (4 miles), Harrogate about 36, York & Newcastle 47 & 49 miles, Leeds 54 & mainline rail station at Darlington 13 miles: LONDON Kings Cross 2 hours 20 minutes.

Offers over £2,000,000



Features:

NB: Harcourt is 'A-92' Energy Rated
Stunning Kitchens with Gaggenau appliances, Sub-Zero fridges etc
Cinema & Entertainments Room
Large Studio/Gym
South Facing with 4 Balcony Areas
Sonos/Bose Surround Sound System
John Walsh Walsh's '12 Labours of Hercules' glazed Vesta lighting panels (1929)
Solar & Gas Central Heating, Air Conditioning & Full Double-glazing
Partial under-floor Heating
Over 0.50 Acres of Wonderful Gardens & Grounds.

ENTRANCE LOGGIA 8.00m x 1.94m (26'2" x 6'4")

Full-height glazing & steps to Harcourt Entrance.

Ground Floor (1) Frenchgate Head

HALL 3.05m x 2.44m min (10'0" x 8'0" min)

Staircase to the lower ground & first floors.

SITTING ROOM (Spectacular VIEWS) 5.42m x 4.88m (17'9" x 16'0")

Full-height South facing sliding doors opening on to its rear balcony.

DINING ROOM (Spectacular VIEWS) 5.81m max x 4.21m min (19'0" max x 13'9" min)

Convex south facing 'panorama' windows.

Chef's KITCHEN 5.96m x 2.75m (19'6" x 9'0")

Wall & floor units with Neff gas hob & BBQ grill feature, microwave-oven, Sub-Zero fridge, freezer & integrated dishwasher.

BEDROOM 3. 3.10m x 3.02m (10'2" x 9'10")

En-suite SHOWER ROOM 1.83m x 1.70m (6'0" x 5'6")

Lower Ground

STUDIO/GYM & GAMES ROOM etc (VIEWS) 5.54m max x 5.41m max (18'2" max x 17'8" max)

Including 3 sets of built-in storage cupboards. Double-glazed sliding doors opening on to the rear terrace & door to:

WINE CELLAR & STORE 5.47m x 1.81m max (17'11" x 5'11" max)

North facing with storage ledges.

GUEST BEDROOM 2 (VIEWS) 4.22m x 3.66m max (13'10" x 12'0" max)

Plus built-in wardrobes. South facing windows.

BATH/SHOWER ROOM 2.99m x 1.96m (9'9" x 6'5")

UTILITY ROOM 3.05m x 2.89m (10'0" x 9'5")

Wall & floor units with worktop & sink, plumbing for washing machine & space for tumble dryer. Airing cupboard with hot-water cylinder. Door to outside.

First Floor

Auto-lit staircase & power inverter store cupboard.

BEDROOM 1 (Spectacular VIEWS) 5.27m max x 4.48m (17'3" max x 14'8")

Full-height South facing sliding doors opening on to its rear balcony.

Access to 7.42m/24'4" storage area.

En-Suite SHOWER ROOM 3.04m x 2.60m (9'11" x 8'6")

Level shower area, washbasin with cupboard & Vitra 'smart' WC.

En-Suite DRESSING ROOM 3.00 x 1.76m (9'10" x 5'9")

Automatic-lighting.

Ground Floor (2) Harcourt

LOGGIA LOBBY

ENTRANCE HALL 4.39m x 2.38m (14'4" x 7'9")

Staircase to first floor with under-stair store cupboard.

WASHROOM/WC

UTILITY ROOM 3.37m x (2.98m max) 1.80m (11'0" x (9'9" max) 5'10")

Wall & floor units with worktop & sink, plumbing for washing machine. Soft-water system, under-floor heating & automatic-lighting. Door to outside.

INNER HALL

CINEMA/ENTERTAINMENTS ROOM 4.72m max (4.00m) x 4.03m (15'5" max (13'1") x 13'2")

An air-conditioned room with movie projector & screen, Bose surround sound & Sonos bar. Inset Granite bar unit with fridge & storage.

Stunning MAIN LIVING SPACE 9.21m x (7.28m max) 6.83m (30'2" x (23'10" max) 22'4")

With a central Dik Geurts 'see-through tunnel' log stove & comprising:

SITTING ROOM (Spectacular VIEWS) 7.32m max x 4.29m (24'0" max x 14'0")

Convex south facing 'panorama' windows & doors opening onto the rear terrace. Air-conditioned & Bose surround sound. Open to:

KITCHEN & DINING ROOM (Spectacular VIEWS) 6.83m max x 4.90m (22'4" max x 16'0")

BEAUTIFUL: Full-height South facing sliding doors opening on to an extensive rear balcony – FABULOUS. Extensive range of wall & floor units with Granite worktops & island unit. Blanco sink with boiling tap. Integrated Gaggenau appliances: Induction hob, microwave-oven & warming oven, Sub-Zero fridge & freezer, wine fridge, coffee machine & dishwasher. Full-height South facing sliding doors opening on to a rear balcony.

First Floor

LANDING

Built-in storage cupboard with hot-water cylinder & Worcester gas boiler.

OFFICE (BEDROOM 3) 3.97m max x 2.98m (13'0" max x 9'9")

Including built-in cupboard.

BEDROOM 1 (Spectacular VIEWS) 4.85m x 4.48m (15'10" x 14'8")

Full-height double-glazed South facing sliding doors opening on to its rear balcony.

En-Suite BATH/SHOWER ROOM 3.05m x 2.60m (10'0" x 8'6")

Level shower area, panelled bath, washbasin with cupboard & WC.

En-Suite DRESSING ROOM 4.18 x 2.14m (13'8" x 7'0")

BEDROOM 2 (Spectacular VIEWS) 5.81m max x 4.64m (19'0" max x 15'2")

Built-in wardrobes & full-height double-glazed South facing sliding doors opening on to its rear balcony.

En-Suite BATH/SHOWER ROOM 2.39m x 1.65m (7'10" x 5'4")

(Included in Bedroom 2 measurements) Level shower area, washbasin with cupboard & WC.

OUTSIDE

Tarmac driveway/hardstanding leading to the Garage, with electric gates leading to a further secure courtyard parking area.

GARAGING 6.30m x 4.78m (20'8" x 15'8")

Electric roller door, side door, strip-lighting & power.

OUTSIDE REAR (South Facing)

OUTSIDE REAR (South Facing) Classic stone flagged terraces with BBQ area. The garden then extends further & has a large selection of trees including Apple, Apricot, Pear, Cherry & fig. There is a further fabulous lawned terraced area with flowering plants & bushes, plus a terraced Italianate section of the garden & a secluded oriental area with pagoda. There are various garden statues together with seating & 2 wildlife ponds, 2 greenhouses, wood store & potting shed. The gardens & grounds extend to about 0.54 acres, with a secondary secure electric vehicular & pedestrian gate off Lombards Wynd.

NOTES

- (1) Freehold
- (2) Council Tax Band: Frenchgate Head: F & Harcourt: F
- (3) EPC: Frenchgate Head: D-59 & Harcourt: A-92
- (4) Solar PV Panels, Gas Central Heating (Partial under-floor heating) & Double Glazing
- (5) Mains Water, Electricity, Gas & Drainage.





Harcourt

Frenchgate Head

Frenchgate Head



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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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		
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	