



Frenchgate & Harcourt Maison Dieu, Richmond, DL10 7AU



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PROBABLY RICHMOND'S FINEST RESIDENCE(S) with the Stunning South Facing PANORAMIC VIEWS – Simply Incomparable:

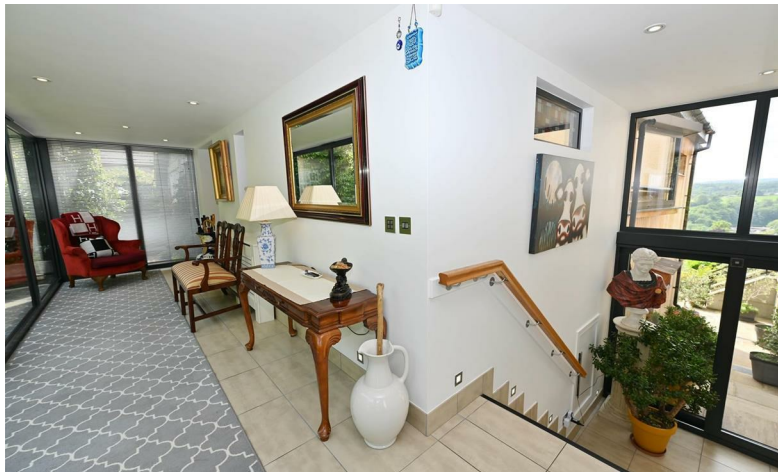
Essentially TWO Separate Linked CONTEMPORARY HOMES providing 409sqm (4,402sqft) of STUNNING Light-Filled Living Space with about 0.75 Acres in all, in the very heart of Richmond.

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.

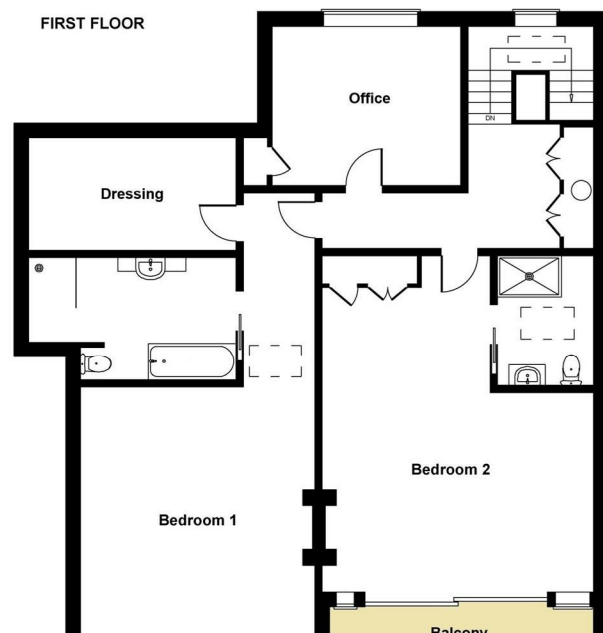
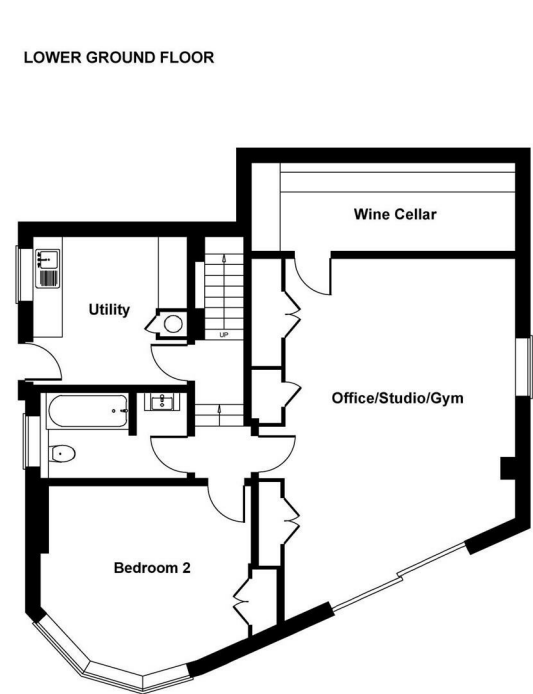
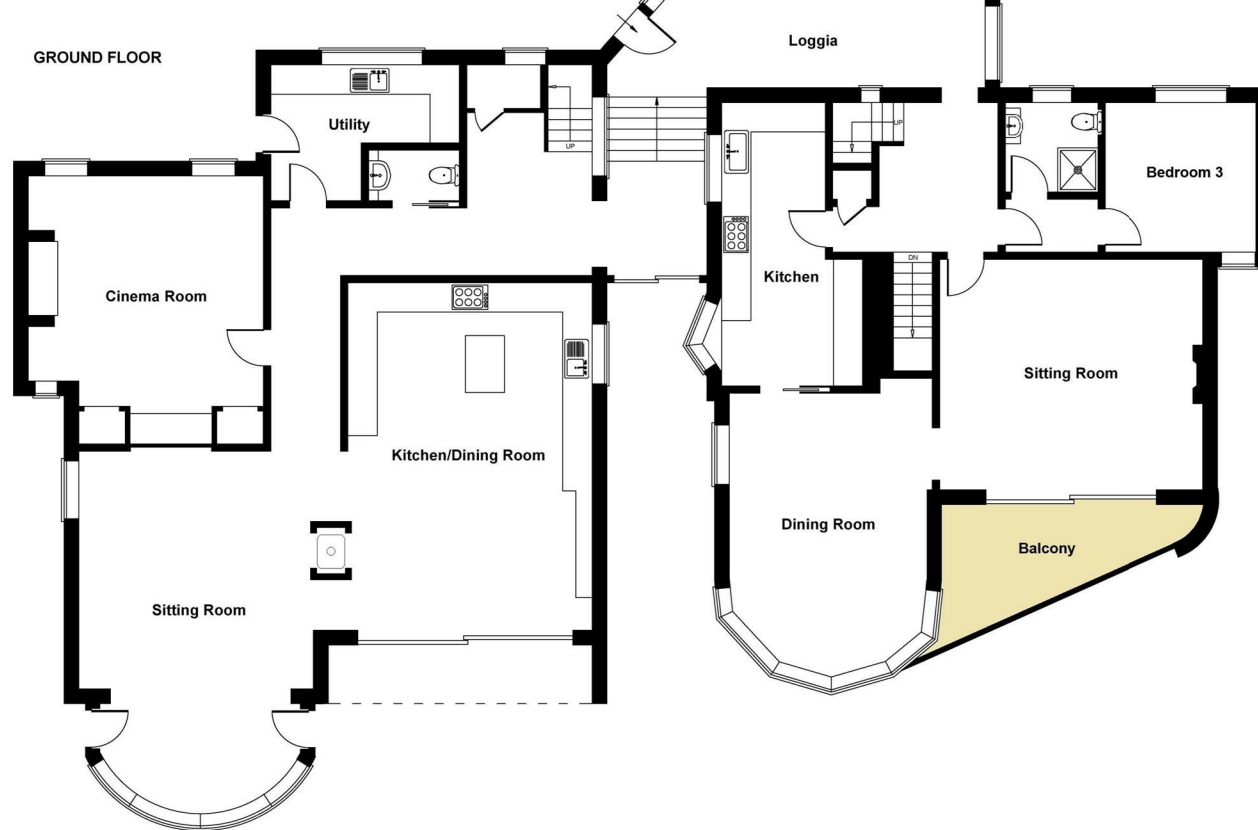
OUTSIDE REAR (South Facing)

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

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