



Spring Cottage 6 Downholme, Richmond, Yorkshire, DL11 6AE

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\*\*\* NEW PRICE \*\*\* Nestled in the charming village of Downholme, Richmond, this delightful double fronted detached cottage offers a perfect blend of traditional character and modern convenience. With its picturesque setting, the property boasts large gardens with far reaching views that provide a serene outdoor space, ideal for relaxation and entertaining, alongside extensive parking to accommodate multiple vehicles.

Inside, the cottage features two inviting reception rooms, perfect for family gatherings or quiet evenings. The recently refitted kitchen combines contemporary style with functionality, making it a joy for any home cook. The three spacious double bedrooms offer stunning views of the village and the surrounding open countryside, ensuring a peaceful retreat at the end of the day.

Additionally, a detached stone-built barn presents a unique opportunity for further development or storage, adding to the versatility of this charming home.

This idyllic village location provides a sense of community while being conveniently close to local amenities. Whether you are seeking a family home or a tranquil getaway, this cottage in Downholme is a rare find that promises comfort and charm in equal measure.

## Offers over £580,000



## ENTRANCE HALLWAY

With wooden effect flooring, dado rail, staircase leading to the first floor, cloaks cupboard and a useful large storage cupboard. UPVC double glazed window to the rear. Glazed French doors lead into the dining room and doors leading into the lounge, kitchen and the shower room.

## LOUNGE 4.45 x 3.75 (14'7" x 12'3")

At the front of the property with a log burning stove with feature tiled insert, wooden effect flooring, large double glazed window bringing lots of natural light into the room, central heating radiator, built in book shelving and a tv aerial point.

## DINING ROOM 4.21 x 3.81 (13'9" x 12'5")

At the front of the property with wooden flooring, large double glazed window, log burning stove with a brick fire surround and a picture rail.

## SHOWER ROOM

Having a double shower cubicle, wash hand basin, w.c, tiled walls and floor, UPVC double glazed window and extractor fan.

## KITCHEN 4.37 x 2.14 (14'4" x 7'0" )

With a range of wall, base and drawer units with granite worktops, up stands and splash back, glass display unit, Neff double electric tower oven and microwave, Neff induction hob with extractor hood over, integrated fridge, freezer and dishwasher. Double stainless steel sink unit with a mixer tap over, tiled wooden effect flooring, vertical central heating radiator, spot lights, UPVC double glazed window to the rear, loft access and doors leading into the utility room and the side porch.

## UTILITY ROOM 2.21 x 1.85 (7'3" x 6'0")

With wall and base units with granite worktops, plumbing for a washing machine, Belfast sink with mixer tap over, Grant oil central heating boiler, wooden

effect tiled flooring, UPVC double glazed window to the rear and spot lights.

## SIDE PORCH

With a large UPVC double glazed window and door and tiled flooring.

## FIRST FLOOR

### LANDING

With doors leading into the three bedroom and a dado rail.

## BEDROOM 1 4.33 x 3.88 (14'2" x 12'8" )

A double bedroom at the front of the property with a UPVC double glazed window with window seat and pleasant views, central heating radiator and loft hatch providing access into the roof space.

## BEDROOM 2 4.18 x 3.22 (13'8" x 10'6")

A double bedroom at the front of the property with a UPVC double glazed window with a window seat and pleasant views, central heating radiator.

## BEDROOM 3 3.14 x 2.44 (10'3" x 8'0")

A double bedroom at the front of the property with a UPVC double glazed window and a central heating radiator.

## EXTERNALLY

There is an open garden to the front of the property with mature trees and shrubs and a driveway leading into a large gravelled parking area providing off road parking for multiple vehicles. There is a welcome light to the front of the property.

To the rear there is a large garden with fantastic far reaching views, having stone wall boundaries, patio area, useful outbuilding / coal house, oil tank. There are mature trees and shrubs and two additional hardstanding areas. A double wooden gate leads to an additional parking bays within the village car park.

## THE BARN

A traditional detached stone built barn with part stone slate roof and part corrugated sheet roof. With fabulous views to the rear. The barn has previously had planning permission for conversion into a two bedroom property, this has now lapsed.

## NOTES

- \* FREEHOLD
- \* COUNCIL TAX BAND E
- \* OIL CENTRAL HEATING







FIRST 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.

| Energy Efficiency Rating                    |  | Current                 | Potential                                                                             |
|---------------------------------------------|--|-------------------------|---------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |  |                         |                                                                                       |
| (92 plus) <b>A</b>                          |  |                         | <b>94</b>                                                                             |
| (81-91) <b>B</b>                            |  |                         |                                                                                       |
| (69-80) <b>C</b>                            |  |                         |                                                                                       |
| (55-68) <b>D</b>                            |  |                         |                                                                                       |
| (39-54) <b>E</b>                            |  |                         |                                                                                       |
| (21-38) <b>F</b>                            |  | <b>38</b>               |                                                                                       |
| (1-20) <b>G</b>                             |  |                         |                                                                                       |
| Not energy efficient - higher running costs |  |                         |                                                                                       |
| England & Wales                             |  | EU Directive 2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                                                                                                               |
|-----------------------------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                                                 | Current | Potential                                                                                                     |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                                                                                                               |
| (92 plus) <b>A</b>                                              |         |                                                                                                               |
| (81-91) <b>B</b>                                                |         |                                                                                                               |
| (69-80) <b>C</b>                                                |         |                                                                                                               |
| (55-68) <b>D</b>                                                |         |                                                                                                               |
| (39-54) <b>E</b>                                                |         |                                                                                                               |
| (21-38) <b>F</b>                                                |         |                                                                                                               |
| (1-20) <b>G</b>                                                 |         |                                                                                                               |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                                                                                                               |
| England & Wales                                                 |         | EU Directive 2002/91/EC  |