



43 Maison Dieu, Richmond, North Yorkshire, DL10 7AU
Offers over £650,000



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FABULOUS Central Period Home (about 220sqm/2368sqft) of Immense Character & Charm & Great VIEWS: 5 Double BEDROOMS & 4 BATH/SHOWER ROOMS (3 En-Suite); 2 Large RECEPTION ROOMS, 7.98m/26'2" KITCHEN/BREAKFAST ROOM, Washroom/WC, Large 5.95m/19'6" LOFT-STORE. Beautifully presented with an abundance of period ambience, high ceilings & fireplaces (3 multi-fuel stoves).

Features include a superb MASTER SUITE (7.02m x 5.86m max/23'0" x 19'2" overall) with views towards the River Swale & Richmond Falls, a Detached GARAGE & PARKING.

A Fabulous Home & VERY HIGHLY RECOMMENDED.

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.

VESTIBULE

HALL 9.77m long (32'0" long)

Staircase to first floor with store cupboard under.

SITTING ROOM (VIEWS) 5.74m into bay x 5.30m (18'9" into bay x 17'4")

Views towards the River Swale & Richmond Falls. Fireplace with multi-fuel stove & 3.00m/9'10" ceiling height.

DINING ROOM 4.84m x 4.65m (15'10" x 15'3")

Fireplace with multi-fuel stove & window to rear.

KITCHEN/BREAKFAST ROOM 7.98m x 3.66m max (26'2" x 12'0" max)

Fitted a range of under-lit wall & floor units, larder cupboards; worktops with 1 & ½ bowl sink, pull-out waste unit & plumbing for dishwasher & washing machine. Integrated induction hob with extractor over & eye-level double oven/grill. Breakfast area with wood-burning stove. Windows to side & rear.

First Floor LANDING

MASTER SUITE (VIEWS) 7.02m x 5.86m into bay

MASTER SUITE (VIEWS) 7.02m x 5.86m into bay & overall (23'0" x 19'2" into bay & overall)

Comprising: VESTIBULE & CUPBOARD with hot-water cylinder. Double BEDROOM with views towards the River Swale & Richmond Falls. Feature fireplace & 2.90m/9'6" ceiling height. En-SUITE BATH/SHOWER ROOM (3.63m x 2.46m/11'10" x 8'0"). Double-glazed windows to front.

En-SUITE BEDROOM 2. 4.84m x 4.68m overall (15'10" x 15'4" overall)

Including the En-SUITE BATHROOM. Window to rear.

En-SUITE BEDROOM 3. 4.68m max x 3.41m (15'4" max x 11'2")

Feature fireplace & En-SUITE BATHROOM. Windows to side.

WASHROOM/WC 2.49m x 1.07m (8'2" x 3'6")

Window to side.

LOFT-STORE 5.95m deep (19'6" deep)

Light point.

Second Floor LANDING

Suitable HOME-WORKING area.

BEDROOM 4 (VIEWS) 4.25m x 3.54m min (13'11" x 11'7" min)

Plus double-glazed box window to front with views towards the River Swale & Richmond Falls. Fitted cupboards & feature fireplace.

BEDROOM 5. 4.44m x 3.51m (14'6" x 11'6")

Including fitted cupboards, nook & feature fireplace. Large Velux window to rear.

BATH/SHOWER ROOM 3.52m max x 2.40m (11'6" max x 7'10")

OUTSIDE FRONT

Enclosed with stone boundary wall & iron gate to a block-set patio.

OUTSIDE REAR

OUTHOUSE/UTILITY 3.77m x 1.88m max (9'3" x 5'10")

Including the former NETTIE. Light & power.

GARDENS

Tranquil & landscaped with stone flagged patio with flower/shrub border, outside lighting & cold water tap. Rustic steps to gravelled area, small lawn with flower/shrub border & sunny raised decked terrace. Gate to rear PARKING AREA & door to:

GARAGE & PARKING 5.09m x 4.12m (16'8" x 13'6")

Lined walls, strip-lighting & power, double & single doors & rear window. 2-car PARKING AREA beyond.

NOTES

- (1) Freehold
- (2) Council Tax Band: F
- (3) EPC: TBA
- (4) Gas Central heating
- (5) Mains Water, Electricity, Gas & Drainage



OFFERS OVER £650,000



FIRST FLOOR

UPPER FLOOR

OUTHOUSE

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) A		
(81-91) B		
(69-80) C		72
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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		67
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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