8 Hallgarth Court, Newsham, Richmond, DL11 7RN

£524,950

marcus alderson estate agents

Marcus Alderson
7 King Street, Richmond, North Yorkshire, DL10 4HP
Tel: 01748 822711
Email: info@marcusalderson.co.uk
Website: www.marcusalderson.co.uk

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AMAZING LIVING SPACE (251sqm/2,702sqft) with SUPERB 7.22m x 6.37m (23'8" x 20'10") Family ENTERTAINMENTS VENUE, ANNEX, or STUDIO etc - Ideal for a Large Family, for In-Law 'sharing' & for those looking serious Home-Office space. 4 LARGE Reception Rooms, 4 Double Bedrooms & 3 Bath/Shower Rooms; Huge 5.75m/ 18'10" Hall, superb Sitting Room, Family Room, great equipped Chef's Kitchen/Breakfast Room, Dining Room, Utility & Washroom/WC. Enclosed Landscaped Rear Garden. Double-Glazing & Gas central heating.
A very desirable accessible home with rural views in a friendly 'working village' with a good community spirit & pretty village green. Historic RICHMOND about 8 miles, BARNARD CASTLE 6.5 (Leading independent boarding & day school - 'Pre-prep', Preparatory & Senior Schools) & about 17 miles to DARLINGTON (Mainline to LONDON Kings Cross about 2 hours 20 minutes); A66 just a mile, A1(M) at Scotch Corner about 8 miles. The unspoilt Teesdale countryside (Area of Outstanding Natural Beauty) & the Yorkshire Dales National Park are readily accessible - about 1 hour to the Lake District.

Large RECEPTION HALL 5.75.m x 2.84m (18'10".m x 9'3")
Oak floor & staircase to first floor with useful cupboard under.

WASHROOM/WC 2.12m x 1.34m (6'11" x 4'4")
Washbasin & WC. Double-glazed window to rear.

Huge SITTING ROOM 8.02m max x 4.64m (26'3" max x 15'2")
A vast room with feature fire & down-lighting. 2 double-glazed windows to front & glazed double doors to:

FAMILY ROOM 4.08m x 3.67m max (13'4" x 12'0" max)
Oak floor, double-glazed rear window & door with side screens opening on to the stone flagged patio.

DINING ROOM 4.51m x 3.21m (14'9" x 10'6")
Feature corner wood-burning stove, Oak floor & stable door to outside. Open to:

Chef's KITCHEN/BREAKFAST ROOM 4.64m x 4.53m (15'2" x 14'10")
Stylish & equipped with an extensive range of wall & floor units & Granite worktops with twin inset Belfast sinks. Recessed Range cooker, large fridge-freezer space, integrated wine cooler & dishwasher. Down-lighting & 2 double-glazed windows to front.

UTILITY ROOM 2.14m x 1.33m (7'0" x 4'4")
Fitted floor units with worktop, inset sink & with plumbing for washing machine under. Double-glazed window to rear.

ENTERTAINMENTS VENUE, ANNEX or STUDIO etc 7.22m x 6.37m (23'8" x 20'10")
A great multi-purpose area with free-standing BAR & storage cupboards also housing the NEW Worcester gas boiler. Loft storage. Double-glazed windows to side & rear, & part double-glazed door to outside.

FIRST FLOOR LANDING
Built-in cylinder cupboard & down-lighting.

Double BEDROOM 1 (VIEWS) 5.61m into robes x 3.37m (18'4" into robes x 11'0")
Full width fitted wardrobes & 2 double-glazed windows to rear with views.

EN SUITE 2.82m x 1.65m (9'3" x 5'4")
Shower cubicle, washbasin & WC, down-lighting & towel-radiator.

Double BEDROOM 2 (VIEWS) 4.61m x 3.72m (15'1" x 12'2")
2 double-glazed windows to rear with views.

EN SUITE 2.82m x 1.63m (9'3" x 5'4")
Shower cubicle, washbasin & WC. Tiled floor, down-lighting & towel-radiator.

Double BEDROOM 3. 4.66m max x 3.30m (15'3" max x 10'9")
2 double-glazed windows to front.

Double BEDROOM 4. 4.53m x 3.78m (14'10" x 12'4")
Double-glazed windows to front & side.

Family BATHROOM 3.30m x 2.00m (10'9" x 6'6")
Inset bath, washbasin & WC. Tiled floor, down-lighting, towel-radiator & double-glazed window to front.

Enclosed PRIVATE REAR GARDEN
Lovely enclosed & landscaped REAR GARDEN with stone-flagged patio, decked terraces & pergola, Apple trees & shrubs. Large continental style masonry BBQ & a small water feature, cold water tap, outside power sockets & lighting. NB: Beyond the rear garden is open countryside.

NOTES
(1) Freehold
(2) Council Tax Band: F
(3) EPC: 58-D
(4) Services: Serviced contract gas supply: Group metered LPG Gas Heating (Automatically monitored & refilled), mains Electric, Water & Drainage.
(5) Super-fast Broadband

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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) A		
(81-91) B		
(69-80) C		65
(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 (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	