



Gilbeck House Barningham, Richmond, DL11 7DU  
£685,000



# Gilbeck House Barningham, Richmond, DL11 7DU

A VERY HANDSOME Georgian COUNTRY HOUSE of about 250sqm (2,691sqft) with 3 characterful Reception Rooms: Fabulous 7.34m (24'0") Orangery, Sitting Room & Lounge/Library; 7.79m (25'6") Kitchen & Breakfast Room, Utility & ground-floor Shower Room. Master Bedroom with En-Suite Bath/Shower Room, 5 further Double Bedrooms & 4.14m (13'6") Bath/Shower Room, PLUS large Single Bedroom (7) - an ideal upper-floor Bath/Shower Room. AMPLE Home-Office Space. Lovely Front Views & fabulous enclosed Rear Gardens with small Orchard, extensive stone-flagged Terrace, Garage & Parking. For sale with NO ONWARD CHAIN.....Viewing VERY HIGHLY RECOMMENDED.

Barningham is a picturesque conservation village with large village greens situated on the edge of Barningham Moor. There is excellent access to the A66 & the A1(M) at Scotch Corner (10 miles) - London Kings Cross (2 hours 20 minutes) via Darlington. The village hosts The Milbank Arms\* & Coghlan's Classical Tearoom/Restaurant & Shop, a landowner's Stately Hall, an active Village Hall & a Church. The unspoilt Teesdale countryside (Area of Outstanding Natural Beauty) & the Yorkshire Dales National Park are readily accessible.

\*One of the last public houses in the country without a bar counter until one was fitted in 2018 - previously ale was served direct from the cellar!

## VESTIBULE

## HALL

Limestone flooring & return staircase to first floor with store cupboard under.

## SITTING ROOM 8.85m x 3.26m max, 2.44m min (29'0" x 10'8" max, 8'0" min)

Stone fireplace with stone-flagged hearth & multi-fuel stove, recessed & chamfered sash bay window to front with original shutters, & double-glazed French doors to rear.

## LIBRARY/LOUNGE 4.18m x 3.78m (13'8" x 12'4")

Extensive fitted shelving, original built-in Georgian architrave cupboard, recessed & chamfered sash bay window to front with shutters.

## ORANGERY 7.34m x 2.89m (24'0" x 9'5")

A fabulous light-filled room with Limestone flooring & a 4.73m (15'6") roof lantern, 3 sets of double-glazed French doors & 2 double-glazed side windows - STUNNING.

## KITCHEN & DINING AREA 7.79m x 3.87 max (25'6" x 12'8" max)

Free-standing bespoke & continental antique cupboards, food 'preparation' area with bespoke hand-made cabinets (including larder cupboard). Esse electric 4-oven range cooker with induction hob, integrated fridge & dishwasher. Oak woodblock worktops & twin inset Belfast sinks. Limestone flooring & electric underfloor heating. Windows to sides & rear & doorway to:

## REAR HALL

Limestone flooring, stable door & window to side. Double doors to ORANGERY (See above) & doors to:

## UTILITY 2.38m x 1.73m (7'9" x 5'8")

Fitted unit with sink, plumbing for washing machine & Worcester oil boiler. Window to side.

## SHOWER ROOM 2.37m x 1.46m (7'9" x 4'9")

Shower cubicle, washbasin & WC.

## FIRST FLOOR LANDING

Feature chamfered arched stair sash window rear.

## Double BEDROOM 1. 4.13m x 3.77m (13'6" x 12'4")

2.81m (9'2") ceiling, nook, window to rear & door & step(s) to:

## En-Suite BATH/SHOWER ROOM 2.92m x 2.54m (9'6" x 8'3")

Panelled bath, separate shower cubicle, washbasin & WC. Window to side.

## Double BEDROOM 2 (VIEWS) 4.14m x (4.68m max) 4.02m min (13'6" x (15'4" max) 13'2" min)

Plus built-in double wardrobe. Chamfered sash bay window to front with shutters.

## Double BEDROOM 3 (VIEWS) 4.58m max x 3.51m min (15'0" max x 11'6" min)

Plus built-in double wardrobe. Panel moulded ceiling & chamfered sash bay window to front with shutters.

## 'House' BATH/SHOWER ROOM 4.14m x 2.49m max (13'6" x 8'2" max)

Free-standing claw-foot bath, separate shower cubicle, washbasin & WC. Wall panelling & sash bay window to rear.

## UPPER LANDING

Window rear.

## Double BEDROOM 4 (VIEWS) 3.82m max x 3.52m (12'6" max x 11'6")

Built-in wardrobe & cupboard with hot-water cylinder. Window to rear.

## Double BEDROOM 5 (VIEWS) 4.74m x 3.42m max (15'6" x 11'2" max)

Window to front.

## Double BEDROOM 6 (VIEWS) 3.42m max x 3.41m (11'2" max x 11'2")

Window to front.

## Double BEDROOM 7 (VIEWS) 3.51m x 2.45m (11'6" x 8'0")

Window to rear. NB: ideal upper-floor BATH/SHOWER ROOM.

## OUTSIDE FRONT (VIEWS)

Stone boundary wall with pillars & gate to a lovely lawned garden with box-borders & established side borders. Stone-flagged patio & side access to:

## Enclosed REAR GARDENS

Fabulous Rear Gardens with flagged patio areas, lawns & small Orchard; tranquil stone-flagged Terrace with shrub screening & raised beds.

## GARAGE & PARKING

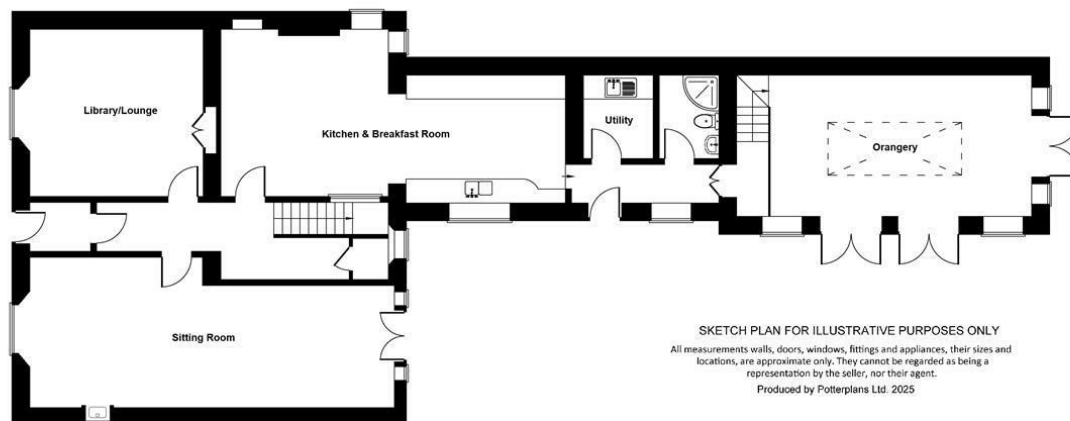
GARAGE (5.55m x 2.41m/18'2" x 7'10") with light & power, & 2-vehicle Parking. Gated access to side lane.

## NOTES

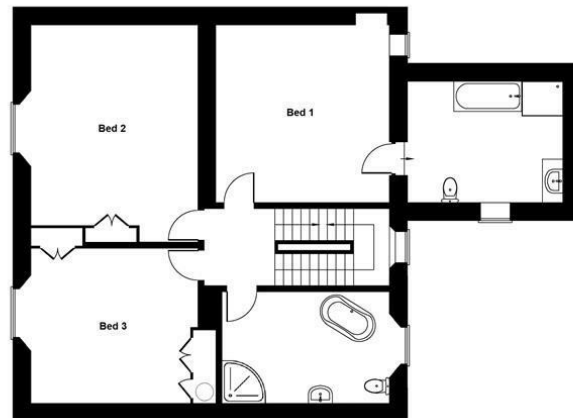
- 1) Freehold
- 2) Council Tax Band: D
- 3) EPC: TBC
- 4) Oil Central Heating
- 5) The property has a right of way over the adjoining left-hand property to the front, & over the side lane to access the rear Garden & Parking
- 6) Grade II Listed - Dating from circa 1746



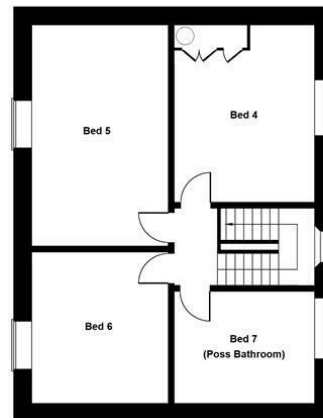
**£685,000**



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GARAGE



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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 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		

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