



Woodbine Cottage Newsham, Richmond, DL11 7QZ
Offers over £575,000

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SUBLIME & AN IDYLIC SETTING, & A GARDENER'S DREAM. Grade II Listed with Character everywhere – Inside & Out, PLUS an 11.08m (36'4") range of OUTBUILDINGS. 6.63m x 3.93m (21'9" x 12'10") SITTING & DINING ROOM, lovely LOUNGE with multi-fuel stove & 4.51m x 3.78m (14'9" x 12'4") OFFICE/BEDROOM 4 etc; 3 Double BEDROOMS, large 'House' BATH/SHOWER ROOM & EN SUITE. 2 Staircases, Column Radiators, Yorkshire Sliding Sash windows & Oil Central Heating.

Fabulous Sunny COURTYARD & PRIVATE GARDENS overlooking grazing land. VERY HIGHLY RECOMMENDED & For Sale with NO ONWARD CHAIN.

Newsham is a friendly 'community village' with a pretty village green. Historic RICHMOND is about 8 miles, BARNARD CASTLE 6.5 & DARLINGTON about 17 miles (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 – as is the Lake District.

Door overlooking the COURTYARD & to:

SITTING & DINING ROOM 6.63m x 3.93m (21'9" x 12'10")

Beamed ceiling, Oak flooring, cast iron fireplace & 2 deep chamfered windows to front. Neville Johnson Oak & Glazed staircase to first floor.

New KITCHEN 4.53 x 2.20m min (14'10" x 7'2" min)

(NEW 2024) Mornington shaker style 'Second Nature collection' kitchen with bespoke new wooden painted & under-lit wall & floor units including pull-out rotary larder units, Oak & Marble worktops & inset sink; Rangemaster cooker with extractor hood & Neff integrated fridge, freezer & dishwasher. Vaulted beamed ceiling & Oak flooring. Deep recessed window to rear.

UTILITY ROOM 2.19m x 1.46m (7'2" x 4'9")

Floor units with worktop & plumbing for washing machine under. Double cupboard with hot-water cylinder & Worcester oil boiler. Door to outside.

LOUNGE (1) 4.46m x 3.58m (14'7" x 11'8")

Beamed ceiling, Oak flooring & lovely stone surround fireplace with multi-fuel stove. Door to deep shelved STORE CUPBOARD with light point. 2 deep chamfered windows to front.

INNER HALL

Staircase to first floor.

Large OFFICE/LOUNGE (2) 4.51m x 3.78m (14'9" x 12'4")

(...or Double BEDROOM 4) Heavy beamed ceiling, Oak flooring & deep chamfered windows to front & side.

FIRST FLOOR LANDING

Doors to Bedrooms 2 & 3.

Double BEDROOM 1. 4.54m x 3.73m (14'10" x 12'2")

Vaulted truss beam ceiling, dressing recess & deep chamfered window to front.

EN SUITE

(Included in 'Bedroom 1' measurements) Shower cubicle, washbasin with cupboard & WC.

Double BEDROOM 2. 4.54m x 3.89m (14'10" x 12'9")

Vaulted truss beam ceiling, deep chamfered window to front & door to:

'Jack & Jill' BATH/SHOWER ROOM 4.00m x (2.98m max) 2.28m (13'1" x (9'9" max) 7'5")

Free-standing bath, separate shower cubicle, washbasin with cupboard & WC. Deep chamfered window to front.

Double BEDROOM 3. 3.99m x 2.59m

Vaulted truss beam ceiling & deep chamfered window to front.

OUTSIDE FRONT

Iron gates to a wonderful sunny cobbled & flagged COURTYARD with outside lighting & cold-water tap. Small raised vegetable/fruit garden & herb bed. Iron gate to the stunning PRIVATE REAR GARDENS.

Main Adjoining OUTBUILDINGS

- (1) 4.10m x 3.14m (13'5" x 10'3") with light, power & cold-water tap.
- (2) 2.68m x 2.09m (8'9" x 6'10") A STOREROOM with WASHROOM (WC & handbasin).
- (3) 4.73m x 2.68m max (15'6" x 8'9")

Stunning PRIVATE REAR GARDENS

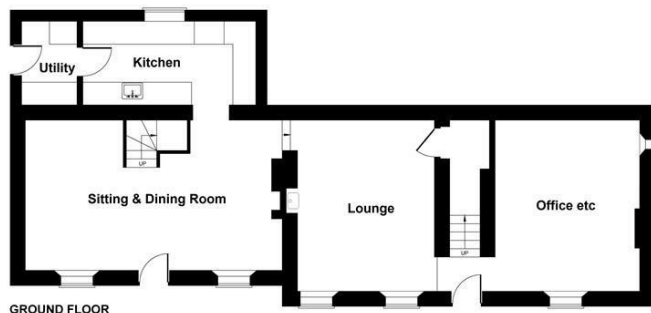
Stone flagged pathways, lawns & established flower/shrub beds with an profusion of herbaceous plants, fruit garden (Rhubarb, Plum, Damson & Blackberry) & raised vegetable beds. Small pond, stone flagged patio with SUMMER HOUSE, & garden STORE. Wildlife includes visiting Hedgehogs, Owls & many wild birds. Beyond is grazing land.

NOTES

- (1) Freehold
- (2) Mains Water, Electricity & Drainage (Oil Central Heating)
- (3) Council Tax Band: C
- (4) EPC: 33-F
- (5) Grade II Listed



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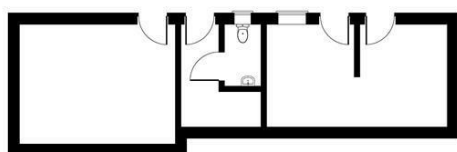


GROUND FLOOR



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.
Produced by Potterplans Ltd. 2025



OUTBUILDINGS

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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