



1 & 2 The Old Barns Whashton, Richmond, North Yorkshire, DL11 7JL
£540,000



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VERY DESIRABLE Single-Storey BARN CONVERSION & ANNEX with Fabulous GARDENS & Stunning VIEWS.

BARN 1: Lovely Vaulted 7.42m x 3.56m min (24'4" x 11'8") KITCHEN, DINING & DAY ROOM, LOUNGE/OFFICE, 2 Double BEDROOMS & BATH/SHOWER ROOM, HALL & Large BOOT ROOM/UTILITY & WC. Front PARKING AREA & 0.20-Acre GARDENS with Stunning VIEWS.

Adjoining BARN 2: LIVING-KITCHEN, Double BEDROOM, Separate HALL & BATH/SHOWER ROOM.

NB: Barn 2/ANNEX could be accessed via Barn 1, creating a superb 9.70m x 3.51m (31'9" x 11'6") MASTER SUITE

Whashton is a rural village surrounded by open countryside & farmland, about 4 miles from historic RICHMOND & about 12 miles to BARNARD CASTLE, with excellent access to the A66 Trans Pennine Route (2.5 miles) & the A1(M) at Scotch Corner, about 5 miles. Mainline station at DARLINGTON about 14 miles - LONDON Kings Cross circa 2 hours 20 minutes. Ravensworth is just over 1 mile (The Bay Horse Pub & Primary School) & Mainsgill Farm Shop is 3 miles away. The unspoilt Teesdale countryside (Area of Outstanding Natural Beauty) & the Yorkshire Dales National Park are readily accessible.

BARN 1:

BOOT ROOM/UTILITY & WC 3.51m x 3.26m (11'6" x 10'8")

Floor unit with cupboards & inset sink with plumbing for washing machine under. Cubicle with WC. Grant oil boiler, access to loft storage area & recessed windows to sides.

KITCHEN, DINING & DAY ROOM 7.42m x 3.56m min (24'4" x 11'8" min)

Vaulted truss beamed ceiling, wall & floor units with worktops, inset twin bowl sink with plumbing for dishwasher under, & gas range stove (LPG). Recessed windows to side & rear, recessed door with side screens & further recessed door to outside.

LOUNGE/OFFICE 3.70m x 3.60m min (12'1" x 11'9" min)

Vaulted truss beamed ceiling with access to loft storage area. Recessed window to rear & recessed door with side screens to front.

INNER HALL

Recessed door to front.

Double BEDROOM 1. 3.58m x 3.05m (11'8" x 10'0")

Nook (Potential access to BARN 2/ANNEX), recessed arrow-slit window to rear & recessed door with side screens to outside.

Double BEDROOM 2. 3.16m x 2.52m (10'4" x 8'3")

Recessed window to rear.

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BATH/SHOWER ROOM 2.56m x 2.50m (8'4" x 8'2")

Including built-in shelved Airing Cupboard with hot-water cylinder. Panelled bath with shower over, washbasin, bidet & WC. Recessed arrow-slit window to rear

BARN 2/ANNEX:

HALL 2.50m x 1.06m (8'2" x 3'5")

Including built-in shelved Airing Cupboard with hot-water cylinder & with plumbing for washing machine.

LIVING-KITCHEN 4.72m x 3.90m max (15'5" x 12'9" max)

Wall & floor units with worktops, inset sink & electric oven with ceramic hob. Recessed door with side screens to front & recessed door to rear with lovely views.

Double BEDROOM 3.55m x 2.97m (11'7" x 9'8")

Including fitted double wardrobes. Recessed arrow-slit window to rear.

BATH/SHOWER ROOM 2.34m x 1.75m (7'8" x 5'8")

Panelled bath with shower over, washbasin & WC. Recessed window to side.

OUTSIDE FRONT

Cobbled parking areas & outside lighting. Side access with vehicular & pedestrian gates to:

SIDE & REAR GARDENS (VIEWS)

Stunning expansive views: Gravelled side area (NB: Lapsed Planning (00/00765/FULL) for a 'Domestic Store/Summerhouse' – Lapsed in October 2005) & extensive lawns with flower/shrub planting bounded by stone walling. SUMMERHOUSE & SHED, outside lighting & cold-water tap.

NOTES

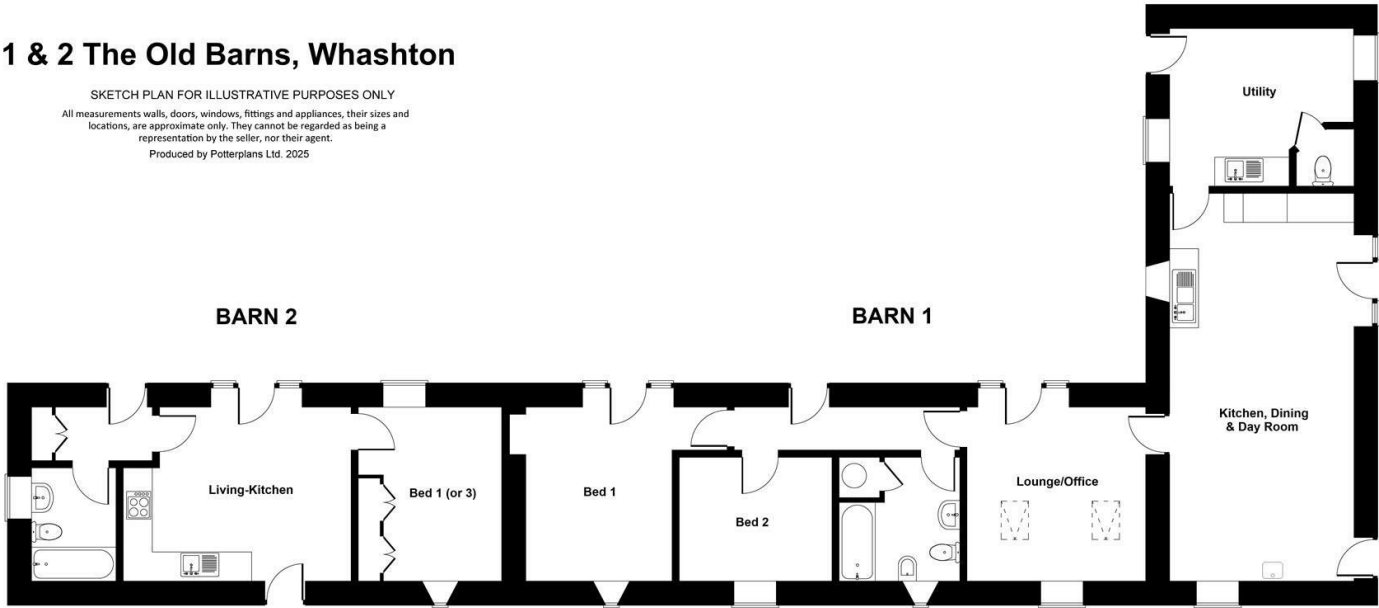
- (1) Freehold
- (2) Mains Water, Electricity & Drainage
- (3) Council Tax Band: BARN 1: E & BARN 2: B
- (4) EPC: TDC
- (5) BARN 1: Oil Central Heating System; BARN 2: Electric Heating




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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.
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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 (CO ₂) 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		
England & Wales		EU Directive 2002/91/EC 