



1 The Old Barns Whashton, Richmond, North Yorkshire, DL11 7JL
Offers over £350,000



1 The Old Barns Whashton, Richmond, North Yorkshire, DL11 7JL

*** NEW PRICE *** VERY DESIRABLE Single-Storey BARN CONVERSION with Fabulous GARDENS & Stunning VIEWS, For Sale with NO ONWARD CHAIN. 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 & extensive GARDENS with Stunning VIEWS.

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.

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.

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

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

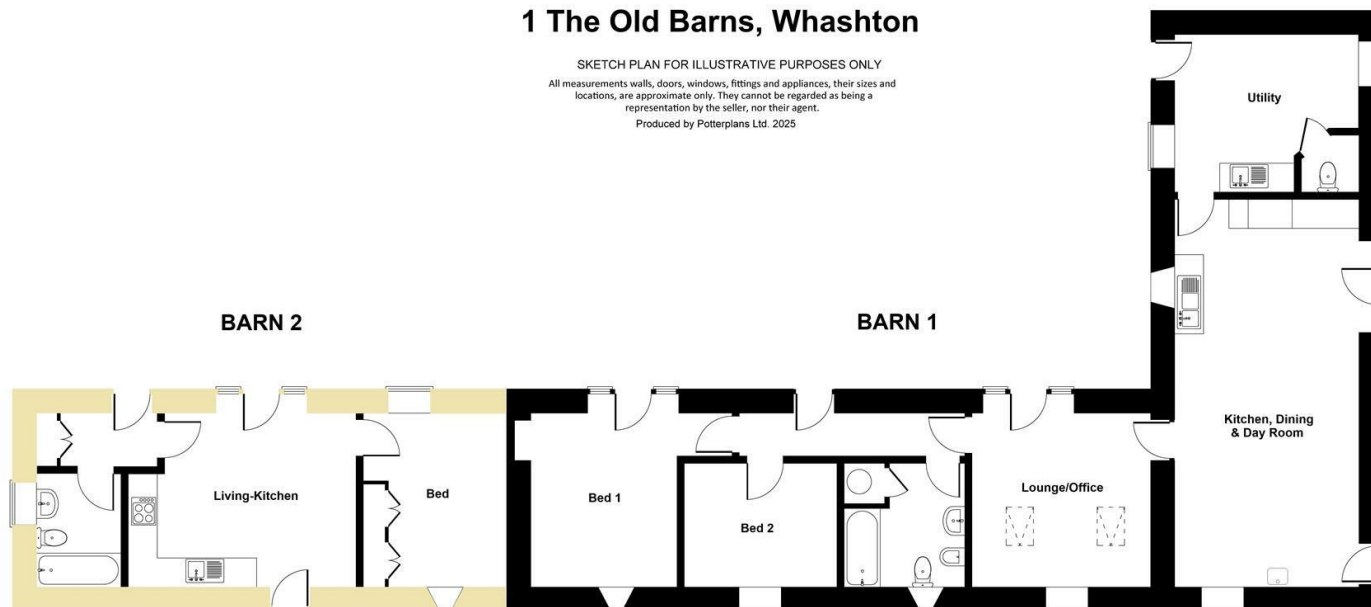
- (1) Freehold
- (2) Mains Water, Electricity & Drainage
- (3) Council Tax Band: E
- (4) EPC: TDC
- (5) Oil Central Heating System



OFFERS OVER £350,000

1 The Old Barns, Whashton

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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	60	
(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		

England & Wales

EU Directive
2002/91/EC



