



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

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\*\*\* 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

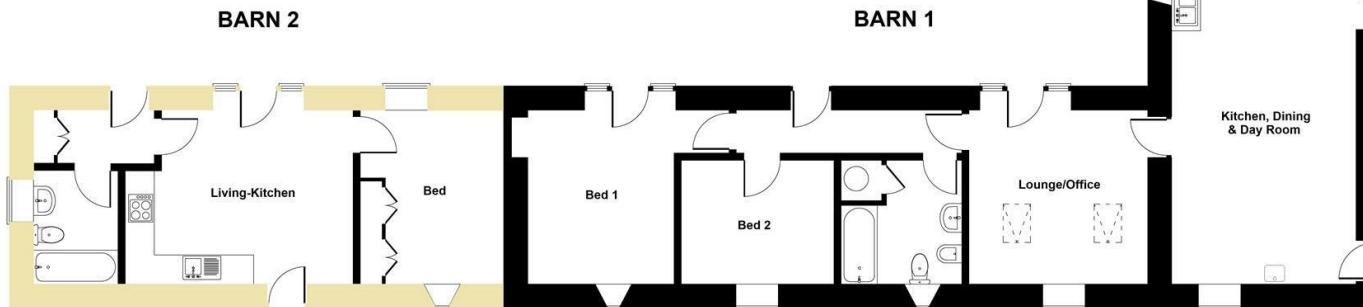
- (1) Freehold
- (2) Mains Water, Electricity & Drainage
- (3) Council Tax Band: E
- (4) EPC: TDC
- (5) Oil Central Heating System



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## 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               |
|--|---------|-------------------------|
| <i>Very energy efficient - lower running costs</i> |         |                         |
| (92 plus) <b>A</b>                                 |         |                         |
| (81-91) <b>B</b>                                   |         |                         |
| (69-80) <b>C</b>                                   |         | 71                      |
| (55-68) <b>D</b>                                   | 60      |                         |
| (39-54) <b>E</b>                                   |         |                         |
| (21-38) <b>F</b>                                   |         |                         |
| (1-20) <b>G</b>                                    |         |                         |
| <i>Not energy efficient - higher running costs</i> |         |                         |
| <b>England &amp; Wales</b>                         |         | EU Directive 2002/91/EC |

### Environmental Impact (CO<sub>2</sub>) Rating

|   | Current | Potential               |
|---|---------|-------------------------|
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |         |                         |
| (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>   |         |                         |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |         |                         |
| <b>England &amp; Wales</b>  |         | EU Directive 2002/91/EC |

