



2 The Old Barns Whashton, Richmond, North Yorkshire, DL11 7JL
Guide price £180,000

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VERY DESIRABLE Single-Storey BARN CONVERSION with Fabulous GARDENS & Stunning VIEWS. LIVING-KITCHEN, Double BEDROOM, Separate HALL & BATH/SHOWER ROOM. Front PARKING AREA & extensive GARDEN with Stunning VIEWS. For Sale with NO ONWARD CHAIN.

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.

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

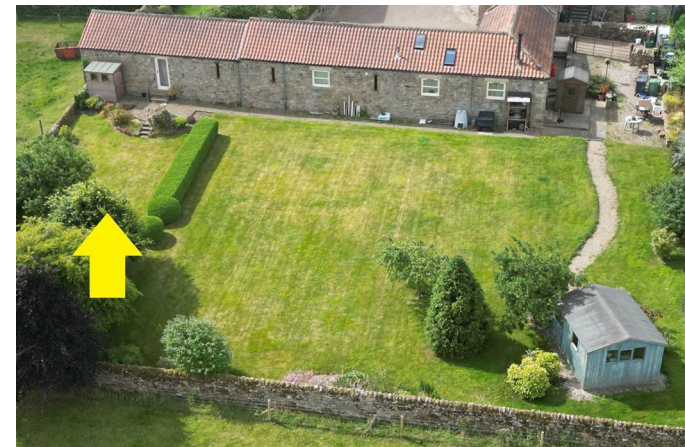
Cobbled parking areas & outside lighting. Small garden area.

REAR GARDEN (VIEWS)

Stunning expansive views: Lawned with flower/shrub planting bounded by stone walling.

NOTES

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



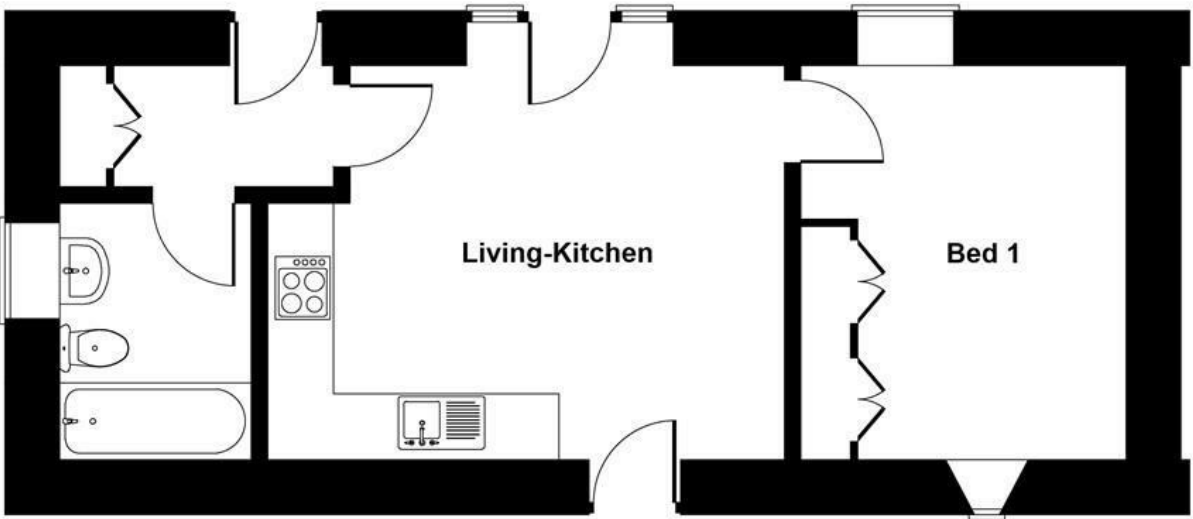
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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.

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		79
(55-68) D		
(39-54) E	52	
(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 

