



Abbey House, 69 Frenchgate, Richmond, North Yorkshire, DL10 7AE  
**Offers over £500,000**

# Abbey House, 69 Frenchgate, Richmond, North Yorkshire, DL10 7AE

\*\*\* NEW PRICE \*\*\* GORGEOUS & TRULY IRRESISTIBLE Period Home in this Very Central 'Old-town' Location. Grade II Listed with CHARACTER EVERYWHERE: 3 lovely Reception Rooms, Office/Bedroom 4, 'Aga' Kitchen Breakfast Room, Utility & Washroom/WC; 3 double Bedrooms, Bath/Shower Room & En-Suite Shower room. Wonderful enclosed, West Facing Gardens with Outbuilding & Castle Views.

A1(M) & A66 at Scotch Corner 4.5 miles, Darlington mainline rail station 13 miles – LONDON Kings Cross 2 hours 20 minutes. The Rough Guide to Britain describes the town as an 'ABSOLUTE GEM'.

## Through HALLWAY 7.83m long (25'8" long)

Oak flooring, door to rear garden & staircase to first floor off Inner Hall.

## WASHROOM/WC 1.47m x 1.33m (4'9" x 4'4")

Inset washbasin with cupboard under & WC. Oak floor & double-glazed window to side.

## SITTING ROOM 5.45m plus bay x 3.62m min (17'10" plus bay x 11'10" min)

A charming heavy beamed room with cast surround fireplace ('Living-flame' gas fire), nooks & built-in cupboard. Canted bay window to front.

## DINING ROOM 5.19m max x 3.68m min (17'0" max x 12'0" min)

Fireplace with woodstove, Oak flooring & beamed ceiling, recess with cupboards & shelving, & under-stair cupboard. Shuttered window-seat to front. Deep serving opening to:

## Aga KITCHEN/BREAKFAST ROOM 4.48m x 3.73m (14'8" x 12'2")

Fitted with a range of wall & floor units, larder unit & wood-block & Granite worktops with inset Franke sink. Recessed Aga, 2-ring ceramic hob & plumbing for dishwasher. Heavy ceiling beam & Oak flooring. Window to side & doorway to:

## UTILITY 2.54m x 1.45m (8'3" x 4'9")

Worktop with plumbing for washing machine under.

## FIRST FLOOR LANDING

Staircase to Upper Floor.

## GARDEN ROOM/LOUNGE 3.87m x 3.85m min (12'8" x 12'7" min)

A charming light-filled room with window & French doors to:

## BALCONY 3.80m x 2.05m (12'5" x 6'8")

West facing & ideal Al Fresco space overlooking the gardens.

## BEDROOM 1. 4.88m min x 3.56m (16'0" min x 11'8")

Plus built-in cupboards. Register grate fireplace, heavy ceiling beam & 2 windows to front.

## BEDROOM 2. 3.87m x 3.75m (12'8" x 12'3")

Under-stairs cupboard, nook & window to front.

## BATH/SHOWER ROOM 2.75m max x 1.68m (9'0" max x 5'6")

Panelled bath with shower over, inset Silverdale washbasin with cupboards & WC. Built-in cupboard also housing the Worcester gas boiler. Window to rear with pleasant views.

## Separate WC

High-level WC & window to rear.

## UPPER FLOOR

## OFFICE etc 3.80m max (2.92m min) x 3.50m (12'5" max (9'6" min) x 11'5")

Beamed ceiling, 2 Velux windows to rear & door to:

## BEDROOM 3. 5.29m x 3.51m overall (17'4" x 11'6" overall)

Including the En-Suite. Velux window to rear.

## EN-SUITE

Shower cubicle, washbasin & WC.

## OUTSIDE

## WEST FACING GARDENS

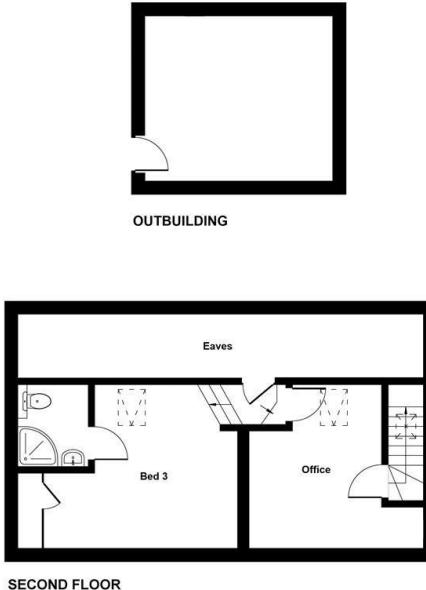
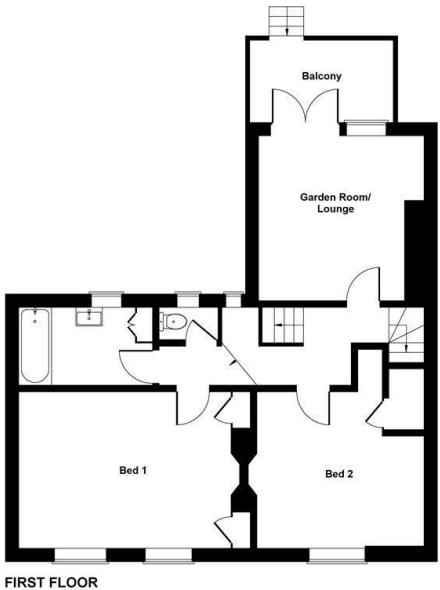
Lovely screened & enclosed gardens: Flagged patio area with stone trough-sink, stone flagged steps to a sizeable lawned garden with established shrubs & fruit trees (Apple & Morello Cherry), Raspberries, Holly tree, Magnolia & roses. To the rear is a further stone flagged sitting area with a 4.00m x 3.83m (13'2" x 12'6") Stone OUTBUILDING with strip-lighting & power.

## NOTES

- (1) Freehold
- (2) Council Tax Band: E
- (3) Mains Electricity, Gas, Drainage & Water



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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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