



Egerton House, 38 Quakers Lane, Richmond, DL10 4BB
Offers over £700,000

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FANTASTIC OPPORTUNITY – VERY CENTRAL Detached Family Home on a LARGE 0.20-ACRE SITE with GREAT POTENTIAL (Scope to extend, create an ANNEXE etc, subject to planning permission - see floor plan). For Sale with NO ONWARD CHAIN. Currently about 180sqm (1,937sqft) of living space with VIEWS over the town: SITTING ROOM, LOUNGE, 4.24m max (13'10") DINING ROOM/OFFICE, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, Large HALL & WASHROOM/WC. 4 Double BEDROOMS, 'House' BATH/SHOWER ROOM & EN-SUITE. DOUBLE GARAGE, ample PARKING (Space for extensive extra parking) & LARGE GARDENS. Solar Panels & Gas Central Heating.

A stunning backdrop with fabulous views highlighting the beauty of historic Richmond & its iconic castle. Properties of this calibre & in such a sought-after location rarely become available. This is an opportunity not to be missed - HIGHLY RECOMMENDED.

PORCH

RECEPTION HALL 4.13m x 2.72m (13'6" x 8'11")

Including staircase to the first floor with under-stair store, oak flooring & open to:

INNER HALL

WASHROOM/WC 2.10m x 1.15m (6'10" x 3'9")

Washbasin with cupboard under & WC. UPVC double-glazed window to side.

INNER HALL

SITTING ROOM (VIEWS) 5.76m into bay x 4.17m (18'10" into bay x 13'8")

A lovely 2.71m (8'10") high ceiling room with wide UPVC double-glazed bay window & views. Fireplace with marble surround & living-flame gas fire. UPVC double-glazed window to the side.

DINING ROOM (VIEWS) 4.88m x 4.21m (16'0" x 13'9")

Another sizeable reception room plus built-in cupboard. UPVC double-glazed window to side & UPVC double-glazed patio doors with side screens to front with views.

OFFICE 4.27m max x 3.29m (14'0" max x 10'9")

Including 2 built-in cupboards & UPVC double-glazed window to side.

KITCHEN/BREAKFAST ROOM 4.73m x 3.32m (15'6" x 10'10")

Fitted with a range of wall & units with worktops & 1&1/2 bowl sink, tower oven/grill, electric hob with extractor over, built-in microwave & plumbing for a dishwasher. UPVC double-glazed window to the rear & doorway to:

UTILITY ROOM 3.26m x 2.14m (10'8" x 7'0")

Fitted units & shelving with worktops & sink. Plumbing for a washing machine & wall-mounted Baxi combi-boiler. UPVC double-glazed window to the side & UPVC double-glazed door to the rear.

FIRST FLOOR LANDING 3.75m x 2.95m overall (12'3" x 9'8" overall)

Loft access & UPVC double-glazed window to the rear.

Double BEDROOM 1 (VIEWS) 4.48m x (5.09m max) 3.21m (14'8" x (16'8" max) 10'6")

Including fitted wardrobes, bedside units, drawers & window seat. Built-in cupboard. UPVC double-glazed window to front with fabulous views.

EN-SUITE 3.27m x 1.75m (10'8" x 5'8")

Double shower cubicle, inset washbasin with cupboard under & inset WC. UPVC double-glazed window to side.

Double BEDROOM 2 (VIEWS) 4.28m x 3.57m (14'0" x 11'8")

UPVC double-glazed windows to side & front with fabulous views.

Double BEDROOM 3. 4.64m x 3.22m (15'2" x 10'6")

Including fitted wardrobes, dressing table & shelves. UPVC double-glazed windows to sides & rear.

Double BEDROOM 4. 2.89m x 2.49m (9'5" x 8'2")

UPVC double-glazed window to side.

'House' BATH/SHOWER ROOM 2.97m x 2.30m (9'8" x 7'6")

Panelled bath with mixer-shower attachment, separate shower cubicle, inset washbasin with cupboard under & inset WC. Built-in cupboard & 2 UPVC double-glazed windows to side.

OUTSIDE

High stone boundary wall with metal gates & tarmac drive for up to 6 cars leading to:

DOUBLE GARAGE 6.03m x 5.60m (19'9" x 18'4")

Twin up & over doors, side door, strip-lighting & power.

FRONT GARDEN

2-tiered lawned garden with flagged patio & pathways with established shrubs. Cold-water tap, outside power socket & lighting and gate to:

Large Enclosed REAR GARDEN

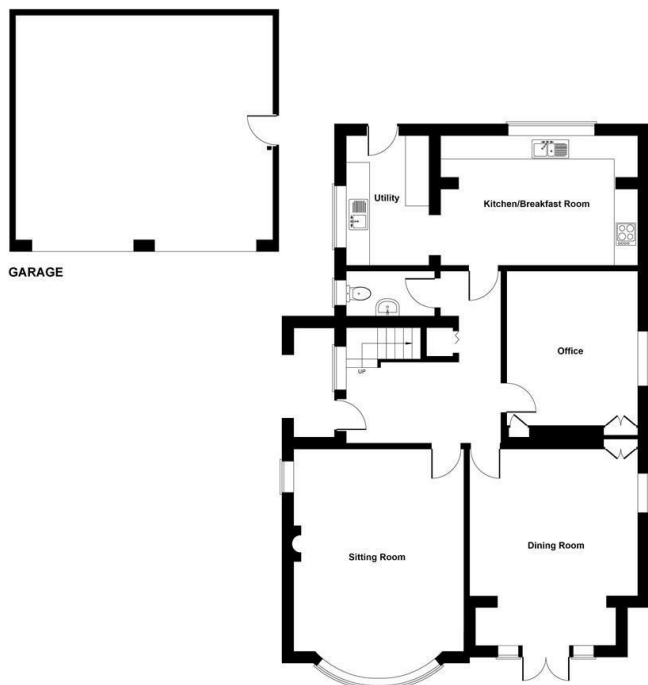
Established flower/shrub planting, orchard area with apple & plum trees, raspberries, red & black currants and blackberries). Greenhouse.

NOTES

- (1) Freehold
- (2) Council tax band: F
- (3) EPC:
- (4) Solar panels & gas central heating
- (5) Mains drainage, gas, electricity & water



OFFERS OVER £700,000



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

FIRST FLOOR

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 (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		

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