



New House Tunstall, Richmond, DL10 7QN  
£625,000

# New House Tunstall, Richmond, DL10 7QN

STUNNING & INDIVIDUALLY CREATED Home with Elevated Grazing Land VIEWS. 206sqm (2,217sqft) of Superb Living Space: 10.63m x 7.07m max (34'10" x 23'2") KITCHEN/DINING & DAY ROOM with Juliet Balcony & walk-on Glazed BALCONY. SITTING ROOM opening on to large 7.74m x 5.86m (25'4" x 19'2") side TERRACE, Sizeable OFFICE, Open HALL & WASHROOM/WC; 4 Double BEDROOMS, 'House' BATH/SHOWER ROOM & EN-SUITE. Fabulous Equipped KITCHEN, Air Source Central Heating with Underfloor Heating (Radiators to ground floor) & full UPVC Double-Glazing. Lovely, landscaped GARDENS with VIEWS & Parking for several vehicles (EV charging point) ... A FANTASTIC HOME & Very Highly Recommended.

The village has its own pub (The Bay Horse Inn) & is surrounded by undulating open countryside. There is excellent commuter access: A1(M) Motorway (about 3 miles), Scotch Corner & the Cross-Pennines A66 (just over 7 miles). Mainline rail stations at Northallerton & Darlington about 13 & 16 miles – LONDON, Kings Cross about 2 hours 20 minutes. Historic Richmond about 6 miles.

## GROUND FLOOR

### HALL 5.54m x 2.49m max (18'2" x 8'2" max)

Stairs to LOWER FLOOR & feature full-height oriel window to side.

### WASHROOM/WC 2.0m x 1.24m (6'6" x 4'0")

Washbasin vanity unit & WC. Window to side.

### OFFICE 3.15m x 2.80m (10'4" x 9'2")

Window to front.

### SITTING ROOM 5.90m x (5.25m into bay) 4.42m (19'4" x (17'2" into bay) 14'6")

Wide bay window to front & patio doors opening on to a 7.74m x 5.86m (25'4" x 19'2") side TERRACE.

### KITCHEN/DINING & DAY ROOM 10.63m x (7.07m max) 5.10m min (34'10" x (23'2" max) 16'8" min)

SHOWSTOPPING living space with a Juliet Balcony & walk-on glazed BALCONY, plus side & rear windows to enjoy the view. The Kitchen has with has an extensive range of under-lit Bridgemere wall & floor units, island unit, breakfast bar, pull-out larder unit, & pull-out recycle waste unit. Consentino Quartz worktops with ceramic twin Belfast sinks & boiling tap. Integrated appliances include: Pyrolytic multifunction oven, combi microwave/compact oven & warming drawer, 5-zone 'Bridging' Induction hob with 'Connect & Cook' extractor, integrated larder fridge & dishwasher.

### PLANT/UTILITY ROOM 2.04m x 1.85m (6'8" x 6'0")

Plumbing for washing machine.

## LOWER GROUND FLOOR

Built-in Cupboard also housing the hot-water cylinder.

### BEDROOM 1. 3.78m x 3.12m (12'4" x 10'2")

Patio doors opening on to the rear patio.

### EN-SUITE 2.08m x 1.70m (6'9" x 5'6")

Corner shower cubicle with riser & diverter bar shower, vanity unit washbasin & WC. Window to side.

### BEDROOM 2. 3.29m x 3.12m (10'9" x 10'2")

Patio doors opening on to the rear patio.

### BEDROOM 3. 3.68m max x 3.27m (12'0" max x 10'8")

Window to rear.

### BEDROOM 4. 4.79m (into bay) x 3.00m max & 2.51m min (15'8" (into bay) x 9'10" max & 8'2" min)

Patio doors opening on to the side patio.

### 'House' BATH/SHOWER ROOM 2.91m x 2.58m (9'6" x 8'5")

Double-Ended Idealform Bath, shower area with riser & diverter bar shower, inset washbasin & inset rimless WC with cupboards.

## OUTSIDE

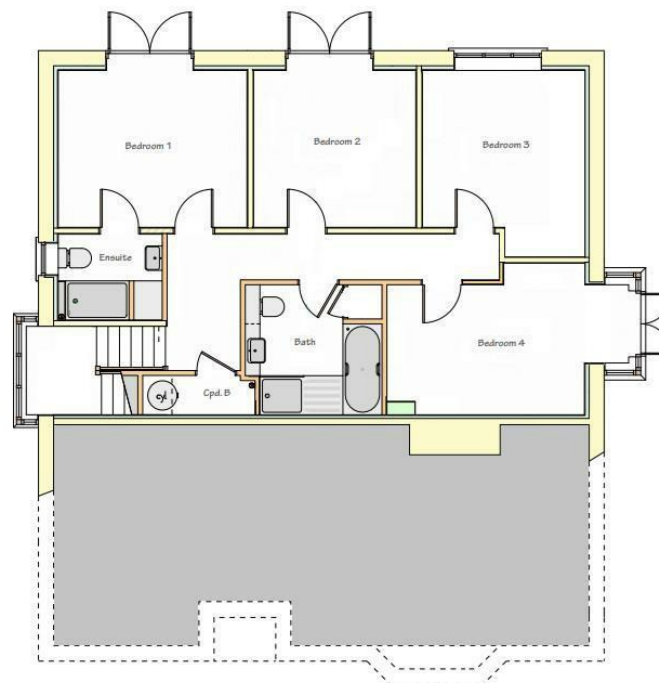
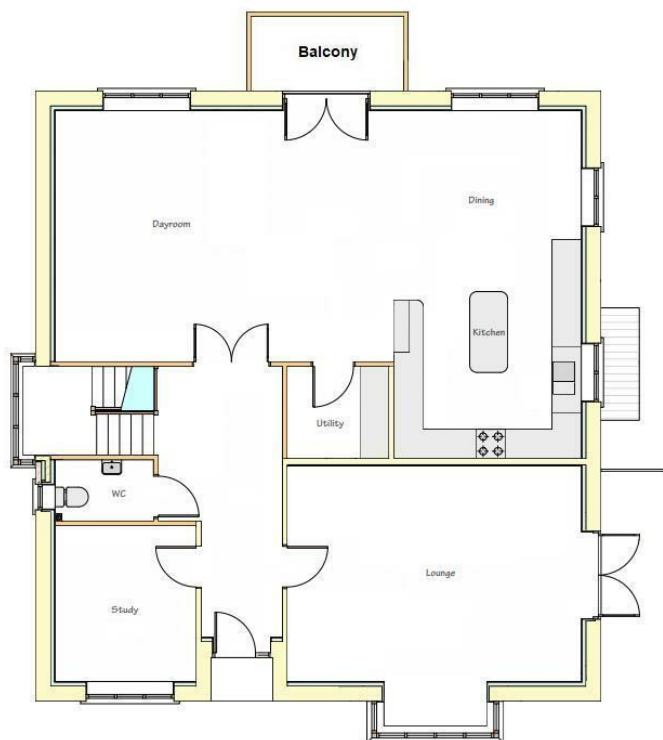
4-Car PARKING area with EV charging point. Wide steps with outside lighting to hard-landscaped upper PATIO area extending to a 7.74m x 5.86m (25'4" x 19'2") side TERRACE with glazed balustrade; Steps to a lawned garden with estate fencing & a lovely stone flagged PATIO with feature brick wall, recessed lighting, power & cold-water tap. The gardens overlook Tunstall Beck & grazing land beyond.

## NOTES

- (1) ADDRESS: Goldcrest Tunstall, Richmond, North Yorkshire, DL10 7QN
- (2) Leasehold: 999 Years from 1980 (954 Years remaining).
- (3) Council Tax Band: F
- (4) EPC: 69-C
- (5) STARLINK Satellite Internet – first 3 months free
- (6) Heating: Air Source Heat Pump with Underfloor Heating & Radiators (Ground floor).
- (7) Mains Electricity, Water & Drainage.
- (8) Some rooms have been 'CGi Dressed'



**£625,000**



## Energy Efficiency Rating

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            | <b>83</b> | <b>87</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>                             |           |           |
| Not energy efficient - higher running costs |           |           |

**England & Wales**

EU Directive  
2002/91/EC



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

|                                                                 | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (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>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

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