



Newsham Villa Newsham, Richmond, DL11 7RD
Offers over £600,000



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A MOST IMPRESSIVE DETACHED COUNTRY HOUSE (About 328sqm/3,530sqft) on a LARGE 0.5-ACRE PLOT with a 7.79m (25'6") adjoining 2-Storey BARN (Potential ANNEX etc subject to planning) - For sale with NO ONWARD CHAIN. Upgrading required, but the makings of a Fabulous Home.

4 RECEPTION AREAS, KITCHEN, UTILITY, BOOT ROOM, STORE, WC & CELLAR; 5 Double BEDROOMS & 2 Large BATH/SOWER ROOMS. Extensive mature GARDENS, Garaging & Parking. Lovely Classic Proportions, High ceilings & Oil Central Heating – HIGHLY RECOMMENDED.

Newsham is a friendly community with a pretty village green. Historic RICHMOND is about 8 miles, BARNARD CASTLE 6.5 & DARLINGTON about 17 miles (Mainline to LONDON Kings Cross about 2 hours 20 minutes); A66 just a mile, A1(M) at Scotch Corner about 8 miles. The unspoilt Teesdale countryside (Area of Outstanding Natural Beauty) & the Yorkshire Dales National Park are readily accessible - about 1 hour to the Lake District. Neighbouring Barningham offers The Milbank Arms & Coghlands Classical Tearoom/Restaurant & Shop.

ENTRANCE VESTIBULE 2.65m x 1.28m (8'8" x 4'2")

RECEPTION HALL 7.17m x 2.65m overall (23'6" x 8'8" overall)

Including wide staircase to first floor with door & stone steps to:

CELLAR 5.04m max (3.90m) x 4.50m (16'6" max (12'9") x 14'9")

1.89m (6'2") ceiling height & light point.

SITTING ROOM 5.66m into bay (4.71m min) x 4.92m (18'6" into bay (15'5" min) x 16'1")

Fireplace, cornice ceiling with rose & bay windows to front & side.

DINING ROOM 5.05m into bay (4.10m min) x 4.12m (16'6" into bay (13'5" min) x 13'6")

Register fireplace, cornice ceiling with rose & bay window to front. Serving hatch to KITCHEN.

OFFICE/FAMILY ROOM 5.54m into bay (4.63m min) x 3.66m (18'2" into bay (15'2" min) x 12'0")

Register fireplace, built-in cupboard, cornice ceiling & bay window to side.

KITCHEN 4.24m x 3.82m (13'10" x 12'6")

Wall & floor units & worktops with double bowl sink. Windows side & to rear.

UTILITY ROOM/'BACK KITCHEN' 4.29m x 3.07m

Sink unit with cupboards under & plumbing for washing machine & electric cooker point. Windows to sides, doors to BOOT ROOM &:

STORE ROOM 2.71m x 2.71m (8'10" x 8'10")

Door & windows to outside.

BOOT ROOM 3.41m x 3.07m (11'2" x 10'0")

Door & window to outside &:

WC

Washbasin & WC. Side window.

FIRST FLOOR LANDING

An open area with window to rear.

BEDROOM 1. 5.66m into bay (4.73m min) x 4.90m (18'6" into bay (15'6" min) x 16'0")

Fireplace, built-in cupboard & bay windows to front & side.

BEDROOM 2. 5.86m into bay (5.00m min) x 3.63m (19'2" into bay (16'4" min) x 11'10")

Bay window to side.

BEDROOM 3. 5.03m into bay (4.13m min) x 4.12m (16'6" into bay (13'6" min) x 13'6")

Washbasin & bay window to front.

BATH/SOWER ROOM 4.22m x 3.82m (13'10" x 12'6")

Panelled bath, separate shower cubicle, washbasin, bidet & WC. Built-in cupboard with hot-water cylinder. Window to rear.

UPPER FLOOR

LOUNGE/PIANO/STUDIO AREA 6.61m max x 5.19m max (21'8" max x 17'0" max)

A vast area (4.12m x 4.07m & 5.19m x 2.54m/13'6" x 13'4" & 5.17m x 2.54m) 2 built-in cupboards & 2 windows to front.

BEDROOM 4. 4.90m max (3.77m min) x 4.69m (16'0" max (12'4" min) x 15'4")

Dormer window to front.

BEDROOM 5. 5.12m max x 3.62m (16'9" max x 11'10")

Dormer window to rear.

Large SHOWER ROOM/WC 4.24m x 3.71m (13'10" x 12'2")

Shower cubicle, washbasin & WC. Window to rear.

OUTSIDE

The property stands on a large 0.5-acre mature corner plot, set back from the village green with its Grade II Listed 16th Century market cross & stocks. Stone pillars & a small shared area (with Charlotte Lodge) lead to a sweeping drive through mature trees & Yews leading to parking areas & a feature Monkey Puzzle tree. Extensive lawns.....There is a second vehicular access off Dark Lane, which also leads to the 7.79m (25'6") 2-Storey BARN (Potential ANNEX etc subject to planning) with GARAGE, STORE & WORKSHOP etc:

2-Storey BARN

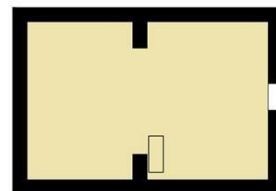
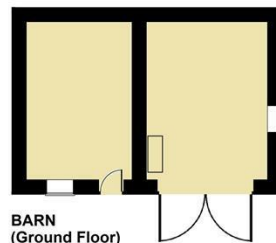
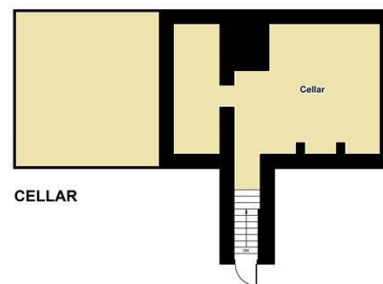
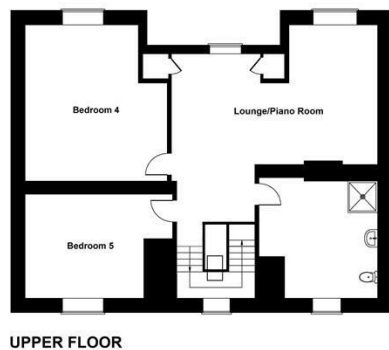
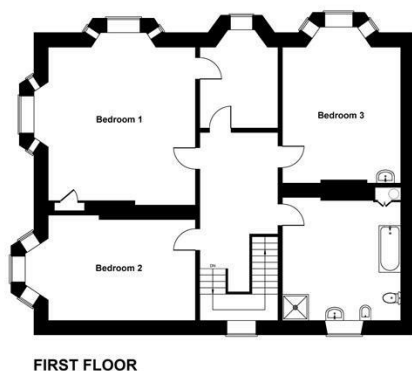
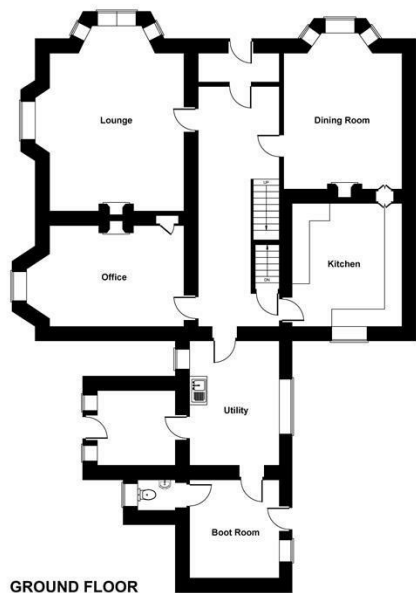
Comprising GARAGE (4.48m x 3.41m/14'8" x 11'2"), STORE (4.51m x 3.97m/14'9" x 13'0") & a vaulted 'through' WORKSHOP AREA (7.79m x 4.73m/25'6" x 15'6") with light & power.

NOTES

- (1) Freehold
- (2) Council Tax Band:
- (3) EPC: Heath House: TBA
- (4) Heating: New External Oil Boiler in April 2018; New Bunded Oil Tank June 2021.
- (5) Mains Electricity, Water & Drainage.
- (6) Small gate entrance area shared with Charlotte Lodge.



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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 agents.
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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		

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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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