



Frenchgate Head Maison Dieu, Richmond, DL10 7AU



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RICHMOND'S FINEST Small Estate, with the Stunning South Facing Panoramic Views – Simply Incomparable: 2 separate, independent houses linked by a glass veranda (FRENCHGATE HEAD 229sqm & HARCOURT 224sqm – total 453sqm/4,876sqft). IDEAL for 2-household independent living, as one property for larger family use, or as a spectacular Holiday Let. Up to 0.66 Acres of Beautiful South facing Gardens & Grounds. The guide price for FRENCHGATE HEAD is £1,000,000.

NB: The properties are to be sold together & NOT independently.

FRENCHGATE HEAD (To the right on main image): SITTING ROOM with BALCONY (Spectacular VIEWS), DINING ROOM (Spectacular VIEWS), Chef's KITCHEN & UTILITY ROOM; 4 BEDROOMS & 3 BATH/SHOWER ROOMS.

[HARCOURT: SITTING ROOM (Spectacular VIEWS), Fabulous Chef's KITCHEN/DINING ROOM (Spectacular VIEWS), CINEMA/ENTERTAINMENTS ROOM & UTILITY ROOM & WASHROOM/WC; OFFICE, 2 large EN SUITE Double BEDROOMS & DRESSING ROOM - 'Offers over £950,000]

**£1,000,000**



## THE AREA

The town centre is within walking distance, as are the Easby Abbey walks & the River Swale (fly fishing). Situated on the edge of the beautiful Yorkshire Dales National Park, Richmond is an historic Georgian market town of unique character & beauty - The Rough Guide to Britain describes the town as 'AN ABSOLUTE GEM', one of the most beautiful & rewarding places to live in the Country. There is excellent A1(M) & A66 access at Scotch Corner (4 miles), Harrogate about 36, York & Newcastle 47 & 49 miles, Leeds 54 & mainline rail station at Darlington 13 miles: LONDON Kings Cross 2 hours 20 minutes.

### Features:

- Stunning Kitchens with Gaggenau appliances, Sub-Zero fridges etc
- Large Studio/Gym etc
- South Facing with Balconies
- Sonos/Bose Surround Sound System
- John Walsh Walsh's 1929 '12 Labours of Hercules' glazed Vesta lighting panels
- Solar & Gas Central Heating - 'B' Energy Efficiency Rated
- Partial Air Conditioning & Full Double-glazing
- Up to 0.50 Acres of Wonderful Gardens & Grounds

### ENTRANCE VERANDA 8.00m x 1.94m (26'2" x 6'4")

Full-height glazing & steps to Harcourt Entrance.

### GROUND FLOOR:

#### HALL 3.05m x 2.44m min (10'0" x 8'0" min)

Staircase to the lower ground & first floors.

#### SITTING ROOM (Spectacular Views) 5.42m x 4.88m (17'9" x 16'0")

Full-height South facing sliding doors opening on to its rear balcony.

#### DINING ROOM (Spectacular Views) 5.81m max x 4.21m min (19'0" max x 13'9" min)

Convex south facing 'panorama' windows.

#### Chef's KITCHEN 5.96m x 2.75m (19'6" x 9'0")

Wall & floor units with Neff gas hob & BBQ grill feature, microwave-oven, Sub-Zero fridge, freezer & integrated dishwasher.

#### GUEST BEDROOM 4. 3.10m x 3.02m (10'2" x 9'10")

#### En-suite SHOWER ROOM 1.83m x 1.70m (6'0" x 5'6")

### LOWER GROUND FLOOR:

#### BEDROOM 2 (Views) 5.54m max x 5.41m max (18'2" max x 17'8" max)

Including 3 sets of built-in storage cupboards. Double-glazed sliding doors opening on to the rear terrace & door to:

#### STORE 5.47m x 1.81m max (17'11" x 5'11" max)

Storage ledges.

#### BEDROOM 3 (Views) 4.22m x 3.66m max (13'10" x 12'0" max)

Plus built-in wardrobes. South facing windows.

#### BATH/SHOWER ROOM 2.99m x 1.96m (9'9" x 6'5")

#### UTILITY ROOM 3.05m x 2.89m (10'0" x 9'5")

Wall & floor units with worktop & sink, plumbing for washing machine & space for tumble dryer. Airing cupboard with hot-water cylinder. Door to outside.

### FIRST FLOOR:

Auto-lit staircase & power inverter store cupboard.

#### BEDROOM 1 (Spectacular Views) 5.27m max x 4.48m (17'3" max x 14'8")

Full-height South facing sliding doors opening on to its rear balcony. Access to 7.42m/24'4" storage area.

#### En-Suite SHOWER ROOM 3.04m x 2.60m (9'11" x 8'6")

Level shower area, washbasin with cupboard & Vitra 'smart' WC.

#### En-Suite DRESSING ROOM 3.00 x 1.76m (9'10" x 5'9")

Automatic-lighting.

### OUTSIDE FRONT

Tarmac driveway/hardstanding leading to:

#### GARAGING 6.30m x 4.78m (20'8" x 15'8")

Electric roller door, side door, strip-lighting & power.

### OUTSIDE REAR (South Facing)

Classic stone flagged terrace with gardens beyond: large selection of trees including Apple, Apricot, Pear, Cherry & fig. There is a further lawned terraced area with flowering plants & bushes, & a terraced Italianate section of the garden with a secluded oriental area with pagoda. There are various garden statues together with seating & 2 wildlife ponds, 2 greenhouses, wood store & potting shed. The gardens & grounds extend to up to 0.50 acres, with a secondary secure electric vehicular & pedestrian gate off Lombards Wynd.

### NOTES

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- (1) Freehold
- (2) Council Tax Band: F
- (3) EPC: B-82
- (4) Solar PV Panels, Gas Central Heating (Partial under-floor heating) & Double Glazing
- (5) Mains Water, Electricity, Gas & Drainage.











Harcourt

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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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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 (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC