



Spring Cottage

Downholme, Richmond, North Yorkshire, DL11 6AE



Robin Jessop

AN ATTRACTIVE DOUBLE FRONTED DETACHED HOUSE WITH GRASS PADDOCK & DETACHED BARN WITH LAPSED PLANNING PERMISSION

- Attractive Double Fronted Detached House
- Three Bedrooms
- Planning Permission Granted for the Cottage
- Lovely Views
- Small Grass Paddock
- Detached Barn Providing Excellent Storage
- Quiet Yet Accessible Village Location
- Guide Price: Offers In Excess of: £650,000

SITUATION

Richmond 6 miles. Leyburn 6 miles. A1(M) at Catterick 11 miles. Bedale 14 miles. Leeds Bradford and Newcastle Airport are both an hour's drive approximately.

Downholme is a small and picturesque rural village with the benefit of a church and a public house which serves meals. The rural location is still very accessible for the nearby market towns of Richmond and Leyburn where there are a wide range of facilities.

The location also makes commuting to the larger centres of Teesside, Northallerton, York and Harrogate within reasonable distance.

DESCRIPTION

Spring Cottage is an attractive detached house located within the centre of Downholme. The property has been beautifully maintained and benefits from oil fired central heating and recent double glazing.

The property is entered into a welcoming entrance hall from where the reception rooms lead off. There is a well-proportioned living room with recently installed woodburning stove, a dining room with a multi-fuel stove, and a well-equipped, newly fitted kitchen with a range of units and appliances including double oven, hob with



extractor hood, integrated fridge freezer together with a separate utility room. Also, on the ground floor is a house shower room.

To the first floor there are three bedrooms each enjoying lovely views across the village and open countryside.

Externally the property is complemented by open gardens to the front and the side with a range of plants and shrubbery. To the rear is a patio from where the view can be enjoyed, and a small paddock extending to 0.98 acres with mixed fruit trees and dry-stone wall boundaries. There is also ample secure parking for a number of vehicles.

The property is further complemented by a detached traditional stone barn which has previously had planning permission for conversion into a two-bedroom dwelling. This planning has since lapsed. Spring Cottage would make an excellent family home in a popular and accessible village location.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – telephone 01969 622800 or 01677 425950

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

WHAT3WORD

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.

///alarming.wheat.sunk



FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band E.

PLANNING

Planning permission has been granted for the removal of the existing single storey extension and the erection of a two-storey and single storey extension to the rear, to provide a large family home. Plans are available on the Yorkshire Dales National Park website or from our Leyburn office.

SERVICES

Mains electricity. Mains drainage. Mains water. Oil fired central heating.

BROADBAND

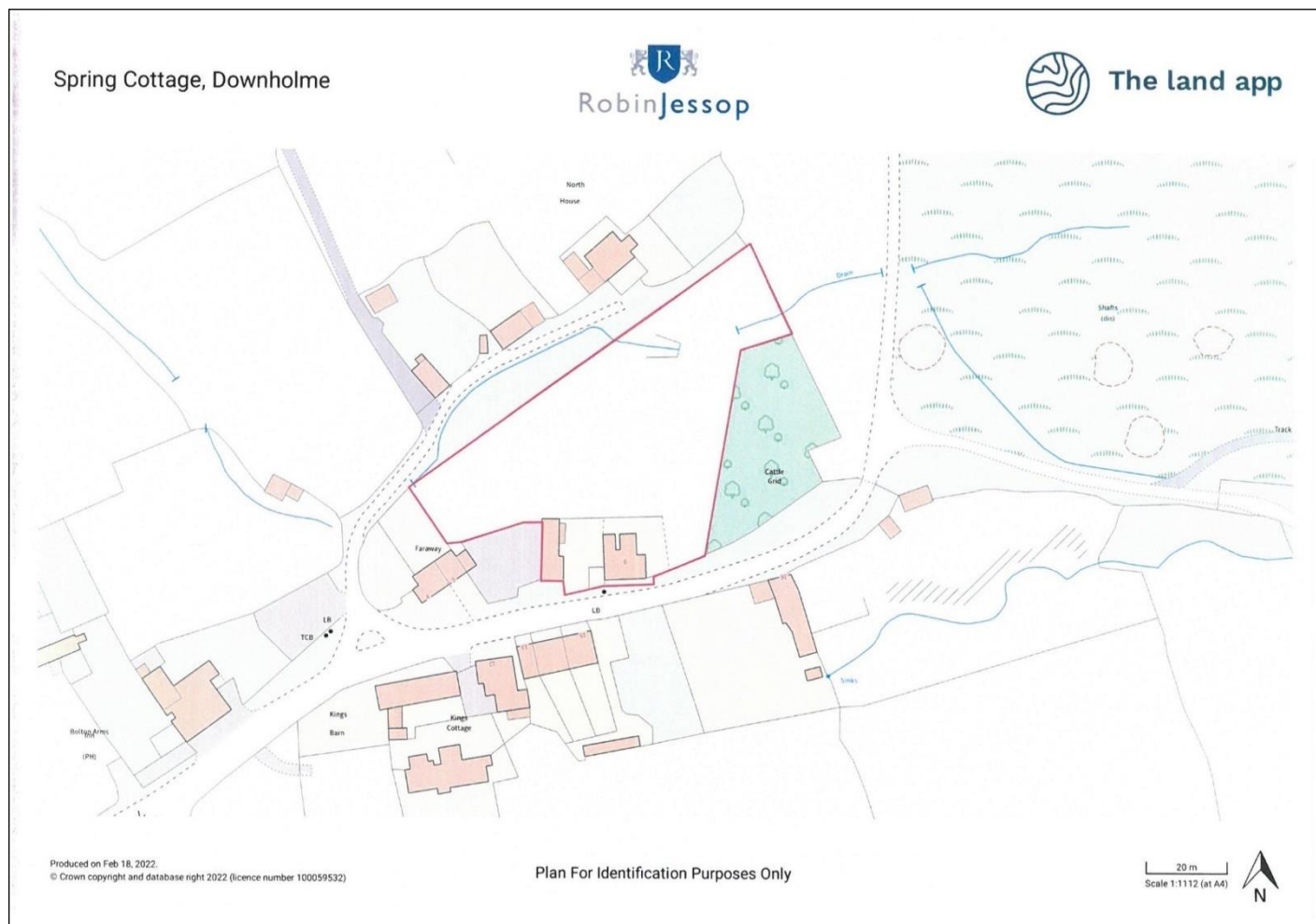
High speed connection available.

LOCAL AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD Tel: 01609 780780

LOCAL PLANNING AUTHORITY

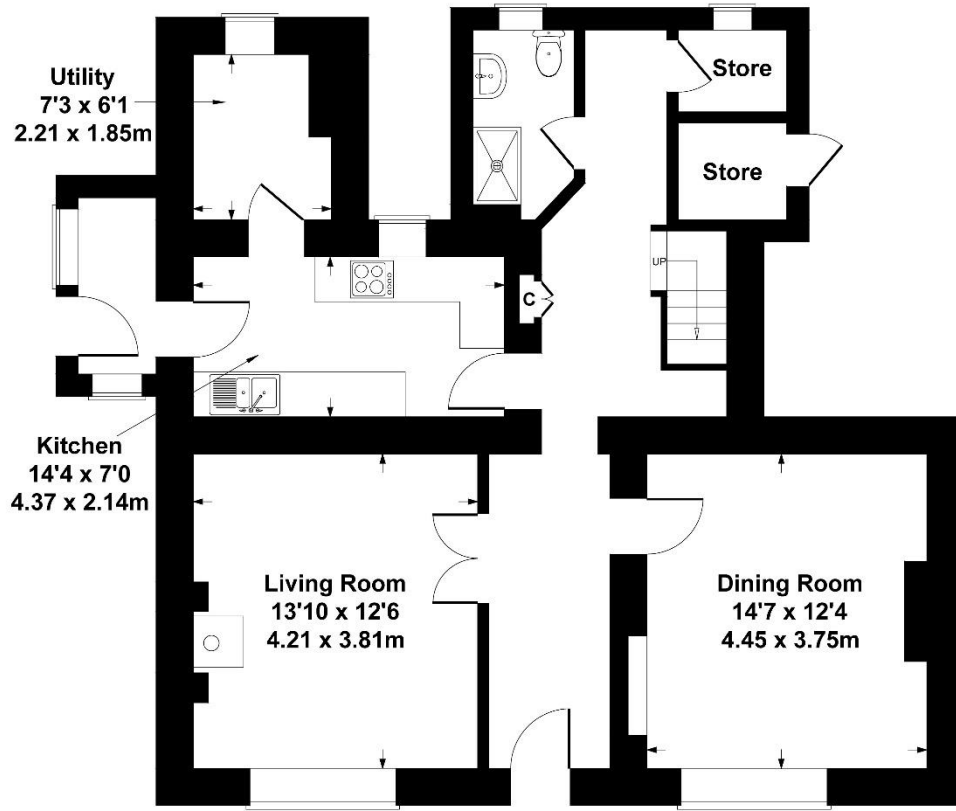
Yorkshire Dales National Park, Yoredale, Bainbridge, Leyburn, North Yorkshire, DL8 3EL. TEL: 01969 652300



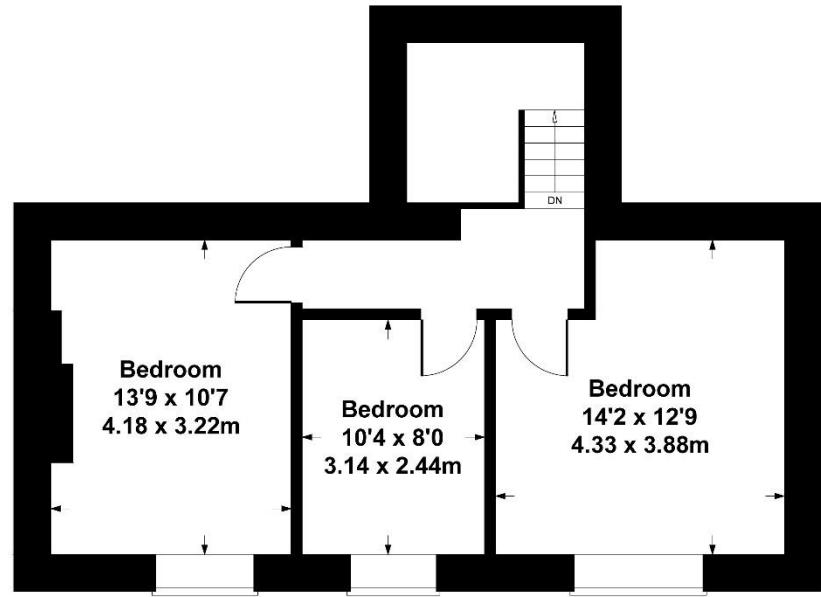
6 Downholme, Richmond

Approximate gross internal area 129 sq m - 1389 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		94
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	38	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



GROUND FLOOR



FIRST FLOOR

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. 2021

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