



The Boathouse

Backhouse Ings, Richmond, North Yorkshire, DL10 4LA



RobinJessop



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A Stunning Detached Residence Occupying an Idyllic Position Adjacent the River Swale with Approximately 12 Acres of Grass & Woodland

- Substantial Detached House
- Five Double Bedrooms
- Well Appointed Accommodation
- Extensive Landscaped Gardens & Orchard
- Land Extending to 12.5 Acres in Total
- Double Garage & Ample Parking
- Rural Yet Accessible Location
- Idyllic Riverside Setting
- Guide Price: Offers in Excess of £1.35M

SITUATION

Richmond Market Place a 15-minute walk. Scotch Corner and Catterick A1(M) interchanges both 5 miles. Darlington 13 miles. Northallerton 18 miles. Newcastle 49 miles. Leeds 59 miles. Leeds Bradford & Newcastle Airports are both an hour away.

The Boathouse is beautifully situated on the fringe of Richmond, set down a long tree lined lane. The situation adjacent the River Swale is very peaceful and idyllic.

Richmond is the gateway to the Yorkshire Dales National Park and surrounded by stunning scenery. It is a popular, thriving market town with a wealth of history, and is regularly voted one of the best towns to live in throughout the UK. The town features a range of independent shops and amenities including theatre, cinema, pubs, restaurants and cafes. It benefits from excellent schools, two doctor's surgeries, dentists and a leisure centre with swimming pool.

The property is well placed in relation to a number of other nearby market towns

including Leyburn, Bedale and Barnard Castle. The larger centres of Teesside, Harrogate, Durham and York are within easy reach, with both Newcastle and Leeds easily commutable. The excellent mainline railway service from Darlington and Northallerton provide a regular fast service to London Kings Cross & Edinburgh.

DESCRIPTION

The Boathouse briefly comprises a substantial detached property which has been beautifully extended and maintained over the years. The property is very well proportioned and the layout is flexible and will suit a number of prospective purchasers.

The property is complemented by large gardens mostly to the front and side which feature a large lawn, a mix of well-established trees, plants and shrubs together with a pond and patio areas. There is a further orchard and approximately 12 acres of grass and woodland. There is also ample parking to the front of the property for a number of vehicles.

The property is situated in an idyllic position adjacent the River Swale which is secluded and peaceful yet only a short walk to the town centre. It is a real hidden gem.

ACCOMMODATION

The property is beautifully presented throughout and has been very well maintained during the vendors 26-year ownership. The extensive accommodation is fully double glazed, benefits from oil fired central heating and is well appointed with high quality fixtures and fittings throughout. It also has a Bose speaker system with concealed hi-spec AV cable.

The property is entered via a spacious and welcoming entrance hall with the ground floor rooms leading off to the east and west with the stairs leading up to the first floor.

The reception hall leads through into a formal family dining room which leads beyond into an impressive, large living and sun room with bifold doors on three

aspects making it beautifully light and allowing access onto the patio and gardens. This room also features an intricately carved wooden fireplace surrounding a multi fuel stove.

The dining room, living room and garden room feature limestone flooring throughout with under floor heating.

Also, on this part of the ground floor is a well proportioned home office with boiler cupboard and a cloakroom.

The entrance hall also leads into the large kitchen diner. This room is perfect for entertaining and features a range of quality wooden fitted units complemented by granite worktops and an electric Aga. There are a range of integral appliances including two fridges, a freezer, a microwave and a dishwasher together with a double Belfast sink. There is ample family dining space with windows featuring plantation shutters overlooking the gardens.

Conveniently there is a separate

utility/bootroom which is plumbed for a washer and dryer and allows external access to the front of the property as well as providing internal access into the double garage.

Also accessed via the utility room is a shower room and stairs which lead up into a double bedroom (bedroom 5). This offers a great deal of flexibility and would work well as guest accommodation with a separate independent access.

To the first floor there are four further double bedrooms each with fitted wardrobes and enjoying an excellent view across the gardens and land. The principal bedroom features a dressing area together with a large ensuite bathroom featuring jacuzzi corner bath and a shower cubicle. This room is adjacent to Bedroom 5 and offers immediate scope to split and form an additional ensuite and/or link to this room on the first floor.

OUTSIDE

The Boathouse is complemented externally by large gardens to the front of the property which feature extensive lawn, a range of flower borders featuring a mix of established trees, shrubs and plants together with various patio areas and a pond with water feature.

There is an orchard with a range of fruit trees together with raised vegetable beds and various trees. This makes an ideal area for chickens. The property is further complemented by a log shed and wooden barn. There is a very large

Outbuilding of 650 sq feet, with mains power and water, currently providing excellent storage, but convertible to Home Office, Holiday accommodation, Cafe/Tearoom, or Home Gym and Games room.

There are 6 acres of parkland grass and extensive woodland which runs along 800m of the River Swale, enjoying Fishing Rights. The property extends to 12.5 acres which therefore provides scope for those with an equestrian interest or for a change of use if a change of lifestyle is required.

The whole property is fenced and the property has electric gates at the end of the private drive. It also has a modern multi camera CCTV system and a burglar alarm.

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 being offered for sale initially by Private Treaty. If you would like to discuss any matter concerning this sale, then please kindly record your interest with Mr. Tim Gower MRICS or Mr. Mitchell Corney as soon as possible and preferably in writing enabling us to keep you informed as to how we propose to conclude the sale.

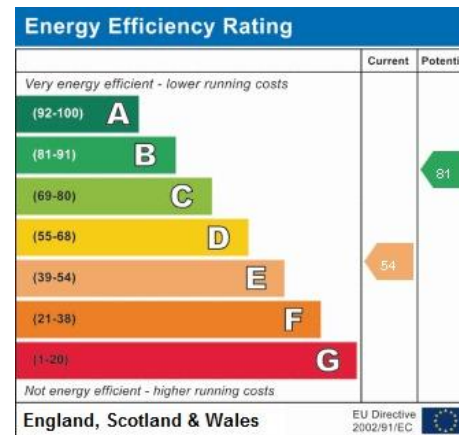
Tenure

The property is freehold and vacant possession will be given upon completion.

Council Tax

Band G.

Energy Performance Certificate



Reference:
The Boathouse

Boundaries

The Vendors will only sell such interests (if any) as they may have in the boundary fences, ditches and walls and other boundaries separating this property from other properties not belonging to them.

Services

Mains electricity. Mains water. Drainage to a septic tank. Oil fired central heating.

Fixtures & Fittings

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

Agent Notes

1. Please note that the large garden sculpture will be removed and is not included within the sale.

2. Please note that the septic tank is in full working order. However, it is not compliant under current Binding Regulations so prospective purchasers should reflect this in their offer/price.

Broadband & Satellite

Superfast Broadband is available.

Local Authority

Richmondshire District Council, Mercury House, Station Road, Richmond, North Yorkshire, DL10 4JX.





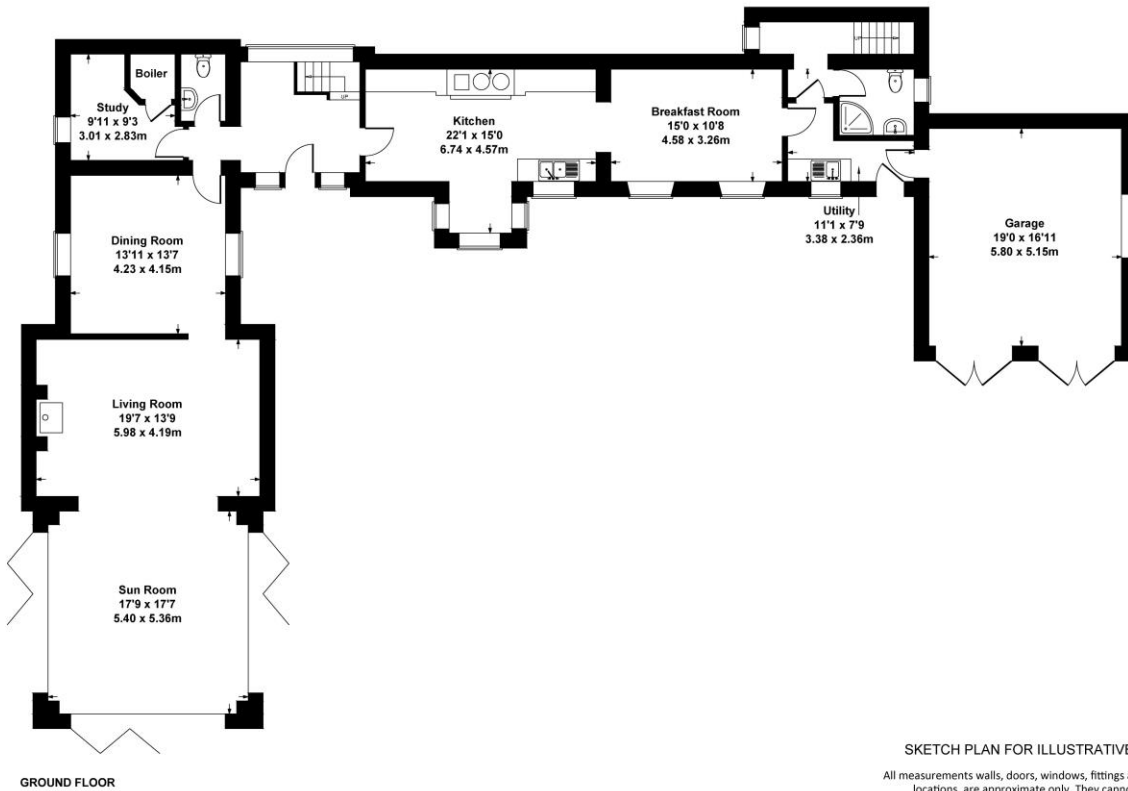




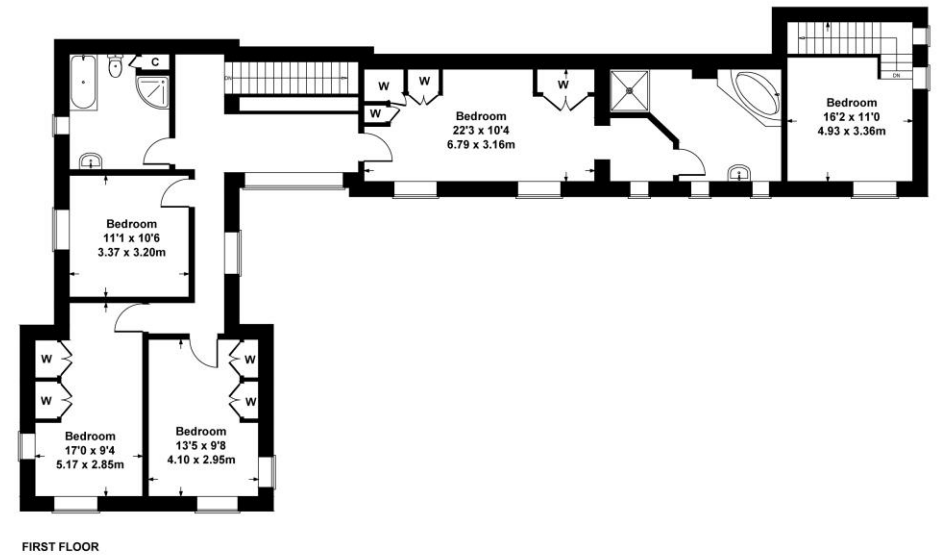


The Boat House, Richmond

Approximate gross internal area
 Main House - 283 sq m - 3050 sq ft
 Garage - 30 sq m - 323 sq ft
 Outbuilding - 60 sq m - 650 sq ft
 Total - 373 sq m - 4023 sq ft



GROUND FLOOR

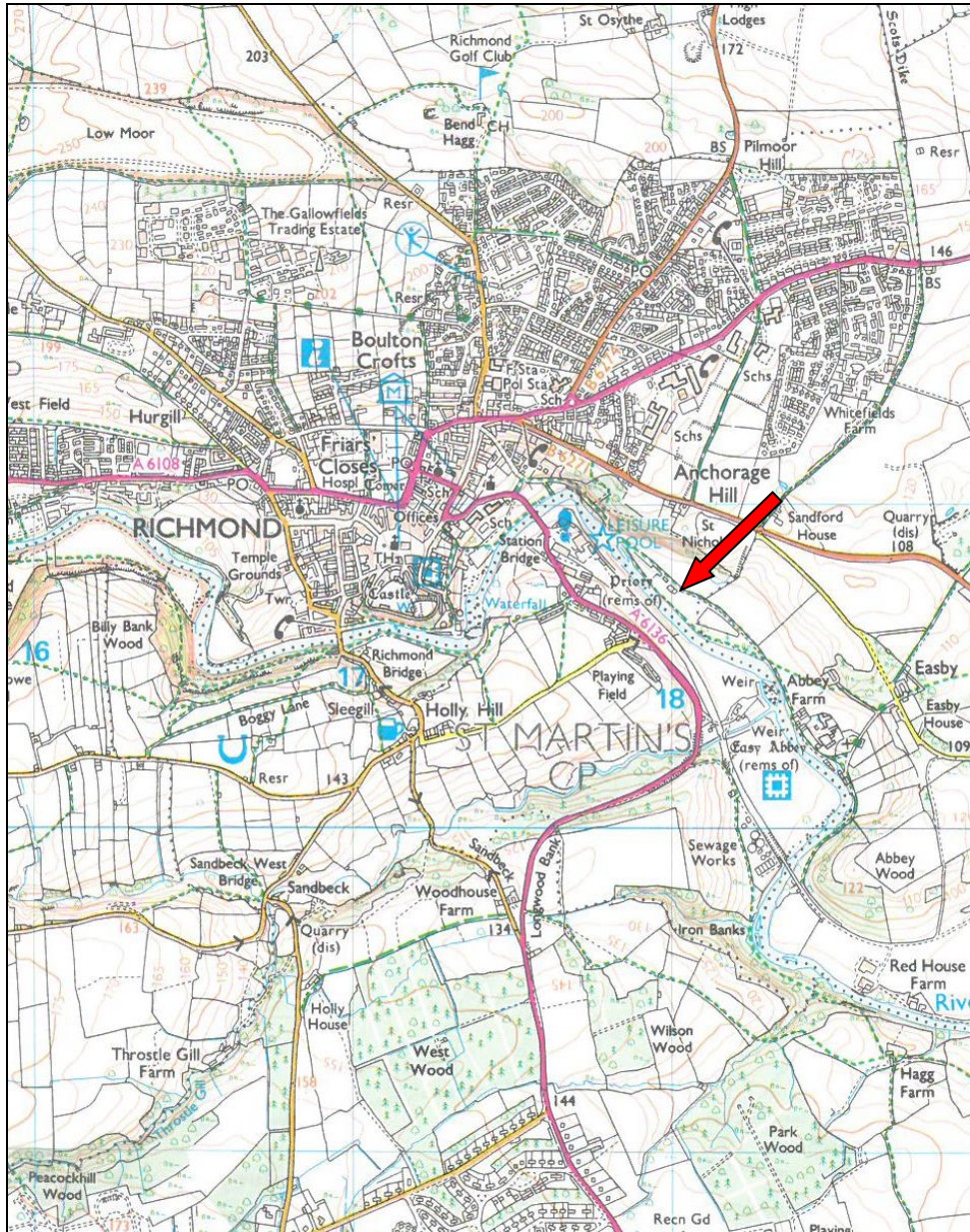


FIRST FLOOR

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. 2022



H.M. LAND REGISTRY		TITLE NUMBER NYK204234	
ORDNANCE SURVEY PLAN REFERENCE	NZ 1700 NZ 1800	SECTION	Scale 1/2500
COUNTY: NORTH YORKSHIRE		DISTRICT: RICHMONDSHIRE	
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A detailed field plan showing land boundaries and features. The plan includes a north arrow and a circular stamp that reads "FIELD PLAN H.M. LAND REGISTRY CC 12/98". The plan shows various plots of land, some with area measurements, and a red line indicating a specific boundary or feature.

This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 09 May 2022 at 10:43:29. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Durham Office.

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