



Stanley Grove, Richmond, DL10 5AU

Offers in the region of £575,000



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Coming to the market for the first time in 24 years, this substantial four-bedroom detached bungalow occupies an enviable, private position at the head of a cul-de-sac in a sought-after market town. Properties of this scale, privacy, and position are rarely available; early inspection is strongly recommended as this home is ideal for family living, retirement or golf enthusiasts.

Sitting on a generous plot, the property boasts spectacular, unobstructed views over **Richmond Golf Club** and beautifully landscaped, mature gardens with a peaceful open aspect.

Expansive and versatile interior with natural light, featuring:

Four Bedrooms: Generous proportions, including a master bedroom with an ensuite.

Three Bathrooms: A family bathroom, master ensuite plus an additional separate shower room.

Living Room: Bright, spacious, and perfect for relaxation.

Garden Room: A fantastic, tranquil space with seamless views of the outdoors.

Dining Room & Study: Dedicated spaces for formal entertaining and remote working.

Dining Kitchen: The heart of the home, for more casual dining / family meals.

Large Garage and ample off-road parking - with potential for development STP.



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Garden & External

Externally, the property continues to impress with a large driveway, a substantial garage, and well tended mature gardens complete with a generous patio area and water feature.

Situation

The property is well situated within the Yorkshire Dales market town of Richmond with its natural beauty and outdoor leisure opportunities. The location is particularly convenient for those needing to commute, with straightforward access to the A1(M) and excellent road links across the region. Richmond itself offers a wide range of everyday amenities, including independent shops, supermarkets, cafés, restaurants, traditional pubs and the Georgian Theatre. The town also benefits from a doctors' surgery, dental practices, and both primary and secondary schools.

Town Centre 1 mile, Catterick Garrison 4 miles, A1(M) access 5 miles, Scotch Corner 6 miles, Durham Tees Valley Airport 18 miles, Darlington 12 miles, Northallerton 14 miles, East Coast rail stations at Darlington and Northallerton within easy reach, Newcastle and Leeds Bradford Airports are approximately 1 hour. (All times and distances are approximate).



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ENTRANCE LOBBY Accessed through a part glazed timber door and having windows to the front and side of the property.

LIVING-ROOM The generous living room is flooded with light through two large picture windows that provide a lovely aspect overlooking the gardens. There is a TV point, two radiators and a feature open fireplace. A fully glazed door opens out to the patio.

MASTER BEDROOM & ENSUITE A large double bedroom with a radiator and a window to the rear overlooking the garden. The well-appointed ensuite has a bath, a WC, a wash hand basin and a shower enclosure. There is a radiator and a Velux roof window.

BEDROOM 2 A double bedroom with a radiator and a two windows overlooking the garden and golf course.

BEDROOM 3 With a radiator and a window to the front of the property.

BEDROOM 4 With a radiator and a window to the front of the property.

DINING ROOM A large dining room providing ample space for family dining and entertaining. There is a radiator, a window overlooking the garden and a half-glazed door opening out to the patio.

FAMILY BATHROOM Fitted with a white suite that comprises a bath, a WC and a wash hand basin set into a vanity unit. There is a heated towel rail and a window.

SHOWER ROOM Fitted with a WC, a wash basin and a shower enclosure. There is a heated towel rail and window.

GARDEN ROOM A fantastic triple aspect room with three large windows overlooking the gardens and the golf course beyond. There are two radiators and a pair of doors to the living room.

DINING KITCHEN With space for more informal dining, the kitchen is fitted with a range of wall and base units with complimenting countertops. Integrated into the units are an electric cooker and a dishwasher. There is a radiator, and two windows to the side of the property.

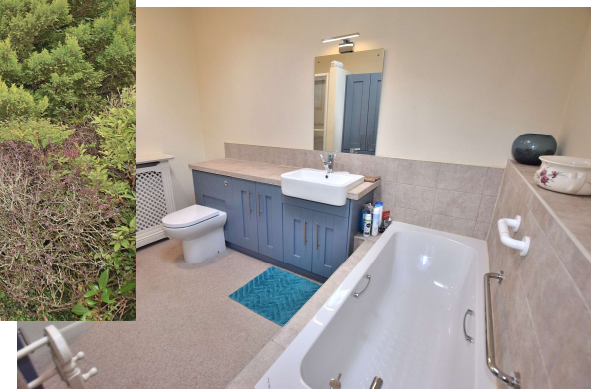
UTILITY ROOM With a range of base units, a sink, and a window to the front of the property. A door gives access to the garage. **GARAGE** A large double garage having an electric roller door, plumbing for a washing machine, a WC and three windows. A door gives access to the garden.

STUDY Perfect for those that work from home, the study has a radiator and a window to the rear of the property. **INNER HALL** With loft access. **HALLWAY** With a radiator.

EXTERNAL The property sits in a very private position set back from the road behind a mature hedge, a lawned garden and a block paved driveway providing off street parking. To the side there is gated access to the rear garden and a large garden store. The rear garden is landscaped and is well stocked with mature planting and features a large patio seating area that has a pond and a lovely open aspect to the rear overlooking the golf course with small gate to the golf club practice area.



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VIEWING

Strictly by Appointment – Contact Irving's ,Telephone: 01748 821700

DIRECTIONS

WHAT3WORDS ///sampling.growth.deep

SAT NAV: DL10 5AU

TENURE

Freehold

COUNCIL TAX:

Band F

EPC Rating

D

MOBILE SIGNAL

Yes

BROADBAND & TV

High speed connection available. Sky broadband and TV.

SERVICES

Mains gas & water. Mains drainage. Gas Combi boiler

LOCAL AUTHORITY

North Yorkshire Council, Mercury House, Station Road, Richmond, DL10 4JX. TEL.01748 829100

FIXTURES & FITTINGS

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

OFFERS

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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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