6 Dalton Fields, Newsham, Richmond, Yorkshire, DL11 7RF

£389,950

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STUNNING Barn Conversion in this Discreet, Accessible Holmedale Valley Location - for Sale with 'No Onward Chain'. CHARACTER EVERYWHERE both inside & out. Eye-catching open-plan space with wonderful 8.46m x 7.07m (27'9" x 23'2") light-filled main LIVING AREA, 2 Truss-vaulted Double EN SUITE BEDROOMS, UTILITY/WASHROOM & WC & STORE. Large DOUBLE GARAGE & enclosed South-East GARDEN. Immediate viewing recommended.
Excellent access A66 Trans Pennine Route (1.4 miles) & A1(M) at Scotch Corner 8.7 miles, historic Richmond 7.5 miles, Barnard Castle 7 miles & mainline British Rail Station 17.5 miles - LONDON Kings Cross about 2 hours 20 minutes. The unspoilt Teesdale countryside (Area of Outstanding Natural Beauty) & the Yorkshire Dales National Park are readily accessible.

HALL

UTILITY/WASHROOM & WC 2.19m x 1.53m (7'2" x 5'0")
Including built-in cupboards with plumbing for washing machine & Grant oil boiler (NEW Nov 2023). Washbasin & WC.

Main LIVING AREA 8.46m x 7.07m (27'9" x 23'2")
Fabulous, light-filled & comprising:

Vaulted DAY ROOM 5.25m x (3.42m max) 2.95m min (17'2" x (11'2" max) 9'8" min)
Exposed stonework with cartway arch windows overlooking the South-East facing gardens. Down-lighting & open to:

KITCHEN, LIVING & DINING ROOM 7.07m x 5.04m (23'2" x 16'6")
A great space with Oak flooring & a 'contour-raised' KITCHEN AREA fitted wall & floor units, Beech & Granite worktops, breakfast bar, integrated ceramic hob, eye-level oven, fridge, freezer & dishwasher. Large DINING AREA. Beamed ceiling with down-lighting. 2 double-glazed windows & door to rear. Store (1.32m x 1.00m/4'3" x 3'3") & American Ash spiral staircase to:

FIRST FLOOR

BEDROOM 1. 5.10m x 3.88m overall (16'8" x 12'8" overall)
Truss-beam vaulted ceiling, double-glazed window to rear, glazed block feature & doorway to:

En-Suite BATHROOM
Free-standing bath, washbasin with drawers under & WC. Double-glazed window to front with countryside views.

BEDROOM 2. 5.10m x 3.17m overall (16'8" x 10'4" overall)
Truss-beam vaulted ceiling, double-glazed window to rear & lovely contour doorway to:

En-Suite SHOWER ROOM
Shower cubicle, inset washbasin & WC with cupboards. Double-glazed Velux window.

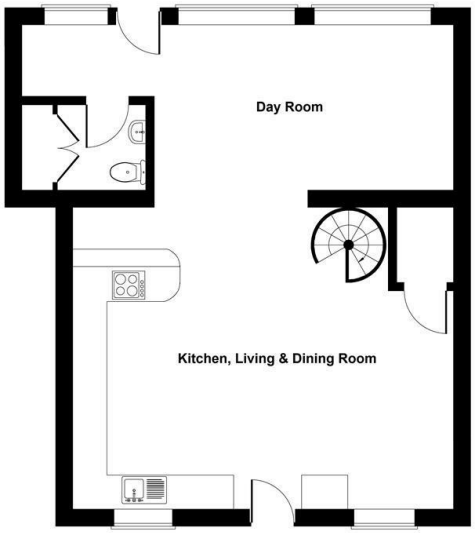
OUTSIDE

DOUBLE GARAGE 6.11m x 5.73m (20'0" x 18'9")
Light, power & storage over. Twin double doors.

Enclosed South-East GARDEN
Stone boundary walls, full-width flagged patio, lawn with flower/shrub borders, pergola, light, power & cold-water tap

NOTES
(1) Freehold
(2) Mains Water, Electricity & Private Electric Drainage System (Certified).
(3) Maintenance Charge: Approx £50pcm
(4) Council Tax Band: D
(5) EPC: 65-D
(6) Oil Central Heating (NEW oil boiler Nov 2023) & Double Glazed.

£389,950



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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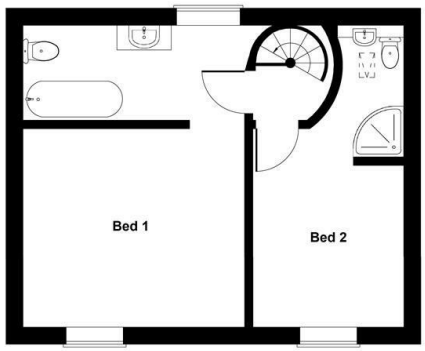
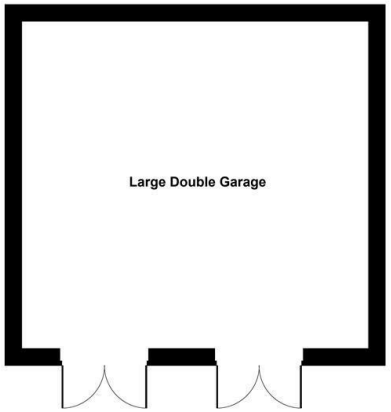
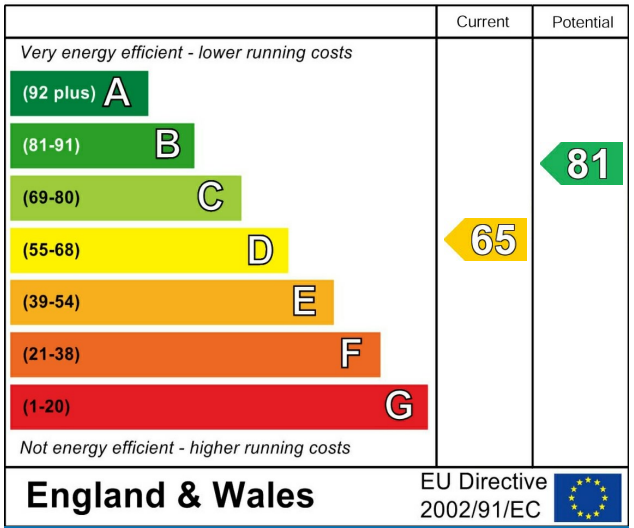
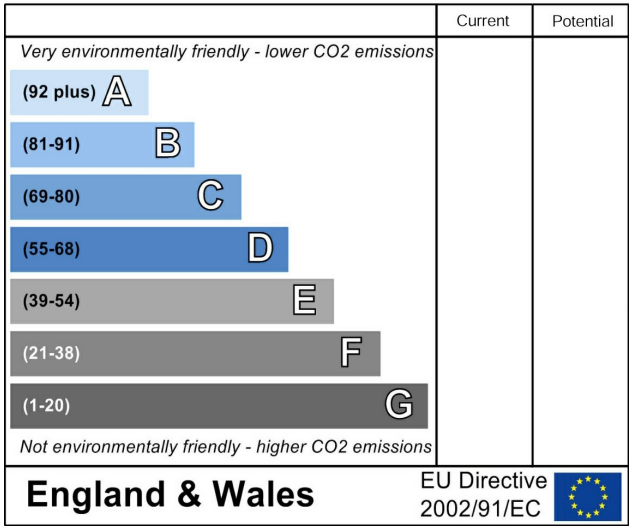


FIRST FLOOR



GARAGE

Energy Efficiency Rating



Environmental Impact (CO_2) Rating