



HEWETSON & JOHNSON

*A delightful farmhouse with fine views and a useful paddock*  
**Beacon Cottage, Hurgill Rd, Richmond DL10 4TD**





*Beacon Cottage is a wonderful home with generous living space including four bedrooms and a fabulous conservatory. It is set in a glorious rural setting and yet is just over a mile from the edge of Richmond.*

**Ben Pridden**



- Entrance hall
- Dining room
- Utility and WC
- Three further bedrooms, one en suite
- Terraced garden, paddock and stable block
- Sitting room
- Kitchen/breakfast room with conservatory
- Master bedroom with shower room en suite
- House bathroom
- Off street parking

### **Location**

Beacon Cottage is located in a wonderful rural position, and yet is just over 1.5 miles from The Market Square in Richmond. Surrounded by scenic countryside and just a few miles from The Yorkshire Dales National Park it enjoys some of the country's finest landscapes.

Richmond is a thriving town presided over by a Norman castle. It has excellent local amenities including supermarkets, a twice weekly market and schools. The A1(M) is about 6 miles to the east and the A66 a similar distance to the north.

### **The House and Garden**

Extended and refurbished in 2006, the house offers fine views over open countryside towards The Dales. The ground floor accommodation flows well including a generous sitting room and dining hall. The kitchen breakfast room has plenty of room for a table and opens onto a fabulous conservatory.

To the first floor are four good bedrooms, two with en suites and a house bathroom.

The garden is centred around a fabulous paved terrace, ideal for entertaining and accessed directly from the conservatory; there are borders and a lawned area around it.

Above the garden is a paddock with a stable block. There is gated "off street" parking for several cars too.

### **Services**

Private, metered water supply, oil central heating and private drainage.

### **Council Tax**

Council Tax is payable to North Yorkshire Council. Band G.

### **Conectivity**

"Standard" broadband is available at the property and mobile coverage is "Good Outdoor" (Ofcom).





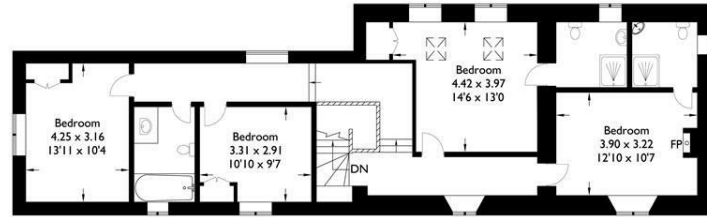
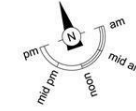


## Beacon Cottage

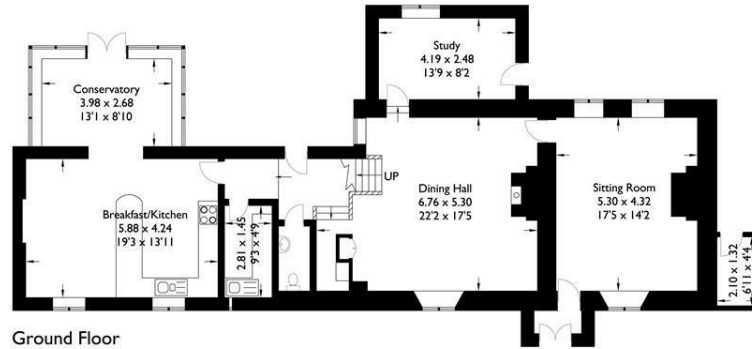
Approximate Gross Internal Area : 223.44 sq m / 2405.08 sq ft

Outbuilding : 28.33 sq m / 304.94 sq ft

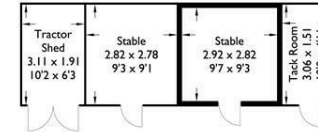
Total : 251.77 sq m / 2710.03 sq ft



First Floor



Ground Floor



Stables

For illustrative purposes only. Not to scale.  
Whilst every attempt was made to ensure the accuracy of the floor plan,  
all measurements are approximate and no  
responsibility is taken for any error.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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		79	50
EU Directive 2002/91/EC			

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