



Brokes 1.6 Miles From, Richmond, North Yorkshire, DL10 4QN  
Offers over £875,000



HALL

WASHROOM/WC 1.80m x 1.57m (5'10" x 5'1")  
Washbasin & WC.

KITCHEN/BREAKFAST ROOM 4.58m x 4.90m (15'0" x 16'0")  
Fitted with a range of Oak wall & floor units with Granite worktops & inset sink. Space for dual-fuel range cooker & integrated dishwasher. Dual aspect UPVC double glazed windows.

PANTRY 1.60m x 1.14m (5'2" x 3'8")  
UPVC double glazed window.

DINING ROOM 4.58m max x 2.81m (15'0" max x 9'2")  
Door to Sitting Room & UPVC double glazed doors to:

SUN ROOM 3.69m x 2.40m into sills (12'1" x 7'10" into sills)  
Return door to:

SITTING ROOM 6.77m x 4.90m max (22'2" x 16'0" max)  
Open fireplace with Marble surround. UPVC double glazed window & doors to Inner Hall (2) to Bedrooms 3 & 4, & to:

GARDEN ROOM 10.37m x 4.19m max into sills (34'0" x 13'8" max into sills)  
'L-shaped': 6.44m x 1.94m & 4.19m x 3.91m into sills with 3 radiators, light & power. UPVC double glazed patio doors to outside.

INNER HALL (1)  
UPVC double glazed door to outside.

Double BEDROOM 1. 6.41m x 5.00m (21'0" x 16'4")  
UPVC double glazed window & patio doors to outside.

Jack & Jill EN SUITE BATH/SHOWER ROOM 3.71m x 2.65m (12'2" x 8'8")  
(NB: Could divide) 4-piece suite. UPVC double glazed window & door to:

Double BEDROOM 2. 3.71m x 3.53m (12'2" x 11'6")  
UPVC double glazed window.

INNER HALL (2)  
Store cupboard & UPVC double glazed doors to Garden Room.

Double BEDROOM 3. 5.91m max x 4.74m (19'4" max x 15'6")  
Built-in wardrobe/cupboard & dual aspect UPVC double glazed windows.

EN SUITE BATH/SHOWER ROOM 3.32m x 1.68m (10'10" x 5'6")  
3-piece suite UPVC double glazed windows to sides.

Double BEDROOM 4/OFFICE 3.56m max x 2.76m (11'8" max x 9'0")  
Plus built-in wardrobe/cupboard. UPVC double glazed windows to side.

OUTSIDE  
There are 2 approach driveways to the property leading to extensive concrete forecourt areas fronting the 3 main Outbuildings. Beyond are 5 fenced Paddocks, a small fenced Garth, an enclosed garden & a former vegetable garden – the whole about 5.5 Acres.

OUTBUILDINGS  
All the main buildings have light, power & water.

STABLE BLOCK 22.26m x 3.60m (73'0" x 11'9")  
Up to 4 STABLES, TACK ROOM, OFFICE, STORE & BOOT ROOM with sink unit, LED strip-lighting, power & plumbing for washing machine.

GENERAL PURPOSE BUILDING/RIDING ARENA & STALLS 25.71m x 13.35m (84'4" x 43'9")  
The building has internal 'car park' lighting & the 4 stalls have auto-water feeders.

FOALING BARN 6.31m x 4.36m (20'8" x 14'3")  
GARAGE/WORKSHOP 18.0m x 6.20m (59'0" x 20'4")  
LED strip-lighting.

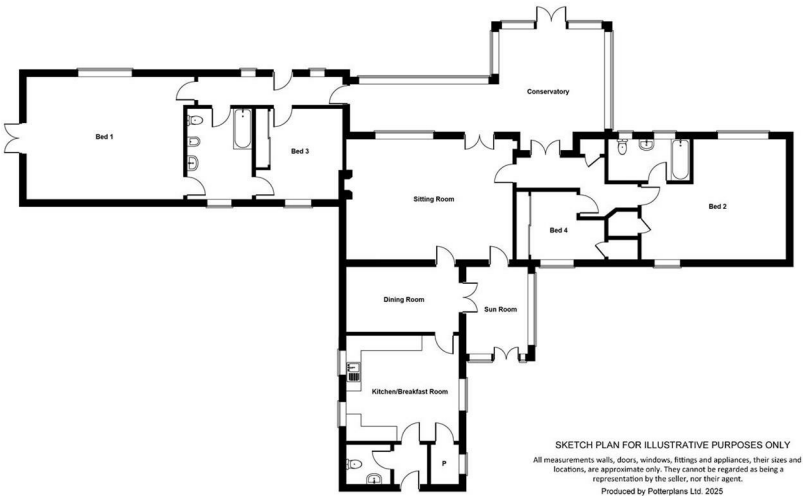
Adjoining STORE 6.30m x 6.20m (20'8" x 20'4")  
PADDOCKS  
5 fenced & grassed Paddocks, water troughs & small Garth.

NOTES  
(1) Freehold  
(2) Council Tax Band: E

(3) 16 Solar Panels: Feed-in-Tariff expires in February 2037 – just under 12 years, payable at an inflation-linked rate: £303.49 for the quarter 01.10.24 to 31.12.24 at £0.7185 per unit – the Summer months will be much higher.  
(4) Oil Central Heating & UPVC Double Glazing  
(6) Septic Tank Sewage Treatment System

| 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                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |



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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