



The Paddock Caldwell, Richmond, DL11 7QA  
Offers over £550,000



# The Paddock Caldwell, Richmond, DL11 7QA

This immaculately presented stone-built detached home has three double bedrooms and offers a perfect blend of modern living and countryside charm, offering a plot size of 0.62 acres. Set on a large plot, the home features a substantial enclosed driveway that can accommodate multiple vehicles. The expansive rear garden is a true highlight, offering a serene outdoor space for children to play or for adults to unwind. Additionally, the property includes an orchard and a small paddock, perfect for those with a passion for gardening or a desire for a touch of rural life. This residence is not just a home; it is a lifestyle choice, situated in a popular village setting that combines community spirit with the tranquillity of the countryside. With its impressive features and idyllic location, this property is a rare find. Do not miss the opportunity to make this beautiful home your own.

## PORCH

A solid wooden entrance door leads into the Porch, a door leads into the downstairs w.c. and door leading into the hallway.

## DOWNSTAIRS W.C

W.C, wash hand basin, base storage units with worktop, tiled splash back, extractor fan, central heating radiator and window to the front. There is space for hanging of coats.

## HALLWAY

With staircase leading to the first floor and under stairs storage cupboard. Double glazed window overlooking conservatory. Doors lead into the lounge, dining room and the kitchen.

## DINING ROOM 3.89 x 3.43 (12'9" x 11'3")

With a double glazed sliding sash window to the front, wooden flooring, central heating radiator and coving.

## LOUNGE 6.20 x 3.90 (20'4" x 12'9")

With a feature sandstone fireplace and hearth with a multi fuel stove, coving and tv aerial point. Bay sliding sash double glazed window to the front with far reaching views. Glazed French doors lead into the conservatory.

## CONSERVATORY 6.14 x 2.85 (20'1" x 9'4")

With two wall lights, tiled floor, central heating radiator. a door leads into the kitchen and glazed French doors leading out to the rear garden.

## KITCHEN / BREAKFAST ROOM 5.28 x 3.49 (17'3" x 11'5")

Fitted with a range of wall, base and drawer units with worktops, glass display wall cabinet, Neff double oven and microwave, 5 burner gas hob with stainless steel extractor hood over and integrated dishwasher. There is a large pantry cupboard which has shelving and a light. One and a half bowl sink unit with a mixer tap and separate Quooker hot water tap. Tiled splash back, tiled flooring and spot lights. There are three double glazed sliding sash windows to the rear and a door leading into the utility room.

## UTILITY ROOM 2.90 x 2.68 (9'6" x 8'9")

Fitted with a range of base units with worktops, single sink unit with mixer tap over, tiled splash back, plumbing for a washing machine, space for a tumble dryer, oil central heating boiler, central heating radiator and tiled floor. There are two double glazed sliding sash windows to the rear, a door leads into the integral garage and a stable door leads out to the side of the property.

## FIRST FLOOR

### LANDING

With a double glazed sliding sash window overlooking the conservatory, airing cupboard housing the hot water tank, coving and loft hatch providing access into the roof void. Doors lead into the bedrooms and the family bathroom.

## BEDROOM 1 4.23 x 3.45 (13'10" x 11'3")

A double bedroom with two double glazed sliding sash windows to the front with lovely far reaching views of the countryside, exposed floor boards, central heating radiator and coving. A door leads into the en-suite.

## EN-SUITE

A large en-suite having a corner shower cubicle, wash hand basin, w.c, dual powered towel radiator, double glazed window, tiled walls and tiled floor.

## BEDROOM 2 3.89 x 3.28 (12'9" x 10'9")

A double bedroom with two double glazed sliding sash windows to the front with countryside views, central heating radiator, exposed floorboards, feature half panelled wall with fitted shelf, two wall lights and built in wardrobe.

## BEDROOM 3 3.95 x 2.83 (12'11" x 9'3")

A double bedroom at the rear of the property with a double glazed window to the side, central heating radiator and coving.

## FAMILY BATHROOM

Having a panelled bath, separate shower cubicle, w.c, wash hand basin, tiled walls, tiled floor, two double glazed window to the front. central heating radiator and a heated towel rail.

## EXTERNALLY

To the front of the property there is a large gravelled driveway providing off road parking for multiple vehicles. There is a security light to the front and a welcome light to the front door. A gate at the side of the property gives access to the rear garden. To the rear there is a large lawned garden with a patio area and lots of mature trees and shrubs. There is also a summer house and gates lead into the orchard and into the paddock.

## THE ORCHARD

Access via a gate in the garden, the orchard has planters and a variety of fruit trees.

## THE PADDOCK

With fenced and hedged boundaries, timber shed and mature trees.

## GARAGE

Integral garage with an electric roller door, power and lighting. There is a double glazed window to the side and a door at the rear of the garage leading into the utility room.

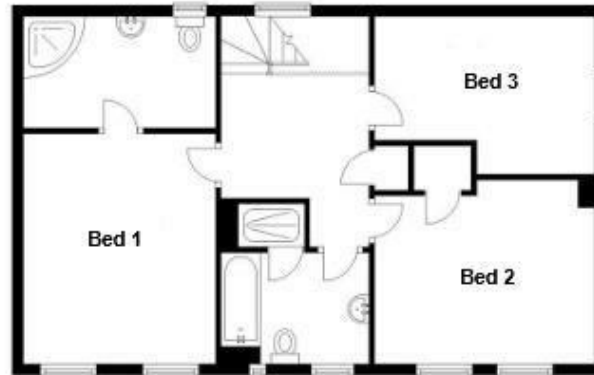
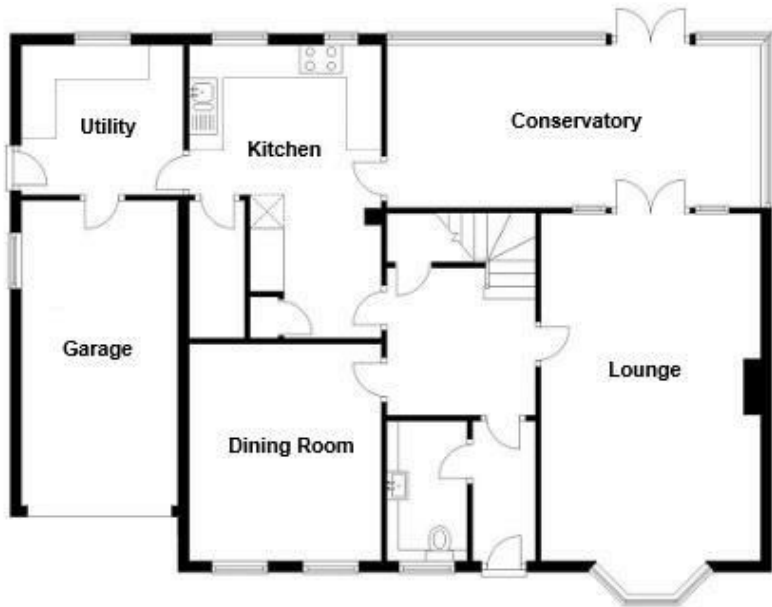
## NOTES

\* FREEHOLD

\* COUNCIL TAX BAND F



**OFFERS OVER £550,000**



FIRST FLOOR

Not to Scale

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

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