



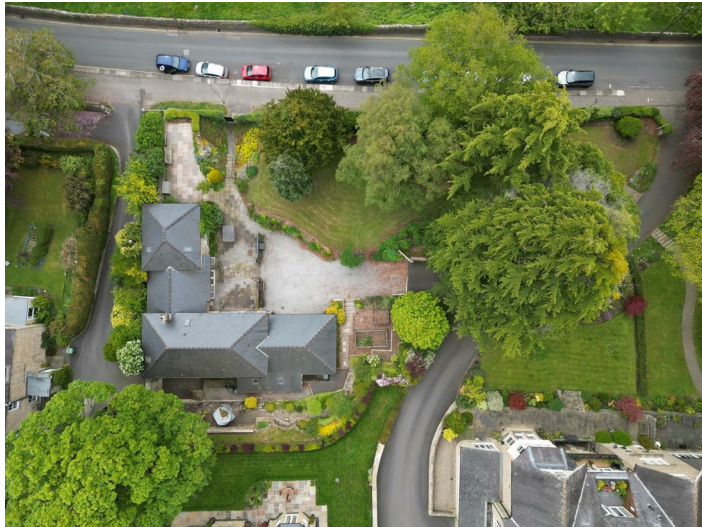
**CARVERS**  
SALES & LETTINGS

Quaker Lane  
Richmond, DL10 4AX  
Price £900,000

House - Detached



The Coach House in central Richmond is a spectacular and rare opportunity, and a property which must be seen to be appreciated. This converted and modernised property has been lovingly crafted into a fantastic, modern family home in a wonderful location. Situated on a generous walled plot, with entrance via a private road and gates the property offers incredible views over central Richmond. The property itself in a spacious and flexible home with an entrance hallway, study, living room, ground floor shower room and an amazing snug/dining/kitchen area ideal for modern families. A useful utility room completes the ground floor. The first floor consists of a spacious master suite with walk-in wardrobe and en-suite with shower and bath, a second double bedroom with en-suite shower room and a further third double bedroom with en-suite shower room in a separate first floor area. Externally the property holds a spacious lawned area with an array of pretty trees, patio and gravelled areas ideal for entertaining or enjoying the views, ample off street parking, carport, garage and a tiered rear garden. Finished to a breathtaking standard this is surely not one to miss! EPC rating C, North Yorkshire Council tax band D.



- CHAIN FREE
- Detached Family Home
- Flexible Accommodation
- Garden and Patios Perfect for Entertaining
- Private Access
- Period Build and Features
- Impeccably Finished
- Commanding Central Richmond Views
- Parking and Garage
- Walled and Gated Plot

#### Buyer Identification checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

#### General Paragraph

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

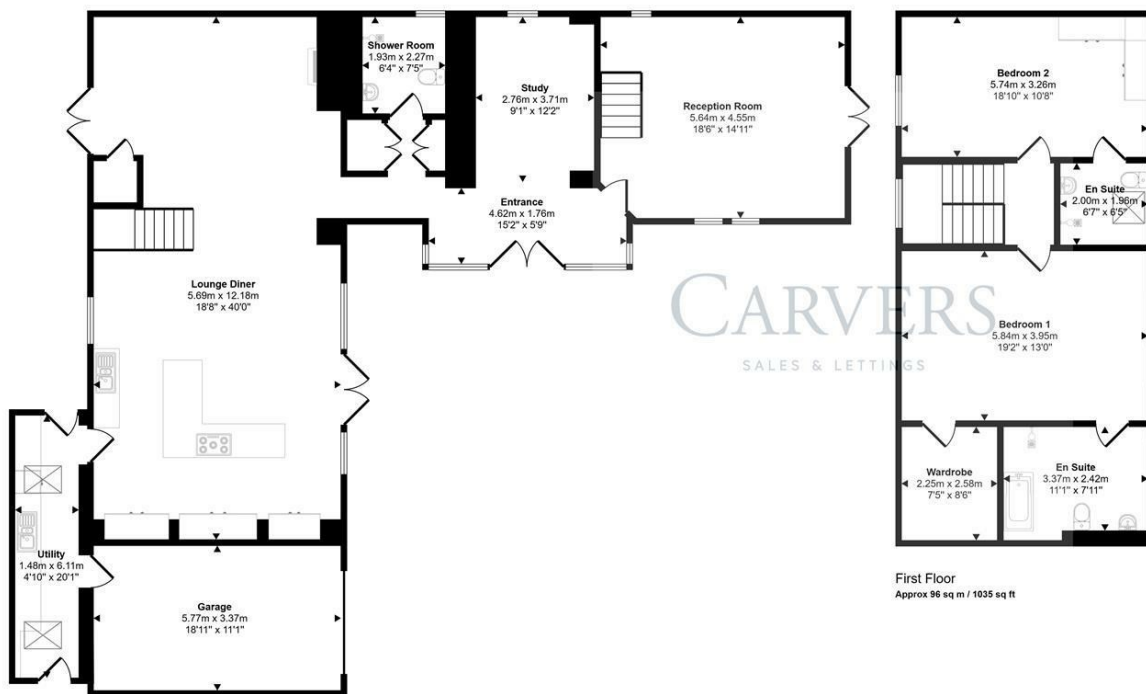
Local Authority: North Yorkshire County Council (Tax Banding D)

#### Property Size Reference

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)



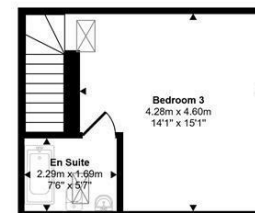
Approx Gross Internal Area  
256 sq m / 2755 sq ft



Ground Floor  
Approx 160 sq m / 1720 sq ft

First Floor  
Approx 96 sq m / 1035 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



| 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>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Property size taken from EPC  
2454.00 sq ft

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These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Carvers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.