



1 The Old Barns Whashton, Richmond, North Yorkshire, DL11 7JL

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HIGHLY DESIRABLE Single-Storey Barn Conversion (For Sale with NO ONWARD CHAIN) with fabulous gardens & stunning far-reaching countryside views. The Old Barn was once home for many years to an acclaimed local painter & ceramicist, who established a workshop on the premises, leaving a distinctive creative legacy.

The property is rich in character: The heart of the home is a superb, vaulted kitchen, dining & day room, with exposed trusses. A separate lounge provides versatile living space, ideal as a comfortable sitting room or home-office space.

There is great potential for an extra bedroom or work space etc. The large 3.51m x 3.26m (11'6" x 10'8") utility with sink & WC - formerly an artist's workshop - offers excellent practical space, or a potential double en suite bedroom 3.

There are currently 2 double bedrooms, the master featuring an original arrow-slit casement window, as does the spacious bath/shower room.

The setting is exceptional, situated within beautiful countryside characterised by gently rolling agricultural land & countryside.

Offers over £350,000



GENERAL

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THE AREA

Whashton is a rural village surrounded by open countryside & farmland, about 4 miles from historic RICHMOND & about 12 miles to BARNARD CASTLE, with excellent access to the A66 Trans Pennine Route (2.5 miles) & the A1(M) at Scotch Corner, about 5 miles. Mainline station at DARLINGTON about 14 miles - LONDON Kings Cross circa 2 hours 20 minutes. Ravensworth is just over 1 mile (The Bay Horse Pub & Primary School) & Mainsgill Farm Shop is 3 miles away. The unspoilt Teesdale countryside (Area of Outstanding Natural Beauty) & the Yorkshire Dales National Park are readily accessible.

BOOT ROOM/UTILITY & WC 3.51m x 3.26m (11'6" x 10'8")

Floor unit with cupboards & inset sink with plumbing for washing machine under. Cubicle with WC. Grant oil boiler, access to loft storage area & recessed windows to sides.

KITCHEN, DINING & DAY ROOM 7.42m x 3.56m min (24'4" x 11'8" min)

Vaulted truss beamed ceiling, wall & floor units with worktops, inset twin bowl sink with plumbing for dishwasher under, & gas range stove (LPG). Recessed windows to side & rear, recessed door with side screens & further recessed door to outside.

LOUNGE/OFFICE 3.70m x 3.60m min (12'1" x 11'9" min)

Vaulted truss beamed ceiling with access to loft storage area. Recessed window to rear & recessed door with side screens to front.

INNER HALL

Recessed door to front.

Double BEDROOM 1. 3.58m x 3.05m (11'8" x 10'0")

Nook (Potential access to BARN 2/ANNEX), recessed arrow-slit window to rear & recessed door with side screens to outside.

Double BEDROOM 2. 3.16m x 2.52m (10'4" x 8'3")

Recessed window to rear.

BATH/SHOWER ROOM 2.56m x 2.50m (8'4" x 8'2")

Including built-in shelved Airing Cupboard with hot-water cylinder. Panelled bath with shower over, washbasin, bidet & WC. Recessed arrow-slit window to rear.

OUTSIDE (VIEWS)

There is a cobbled front parking area, while to the side & rear are extensive gardens, laid to lawn with

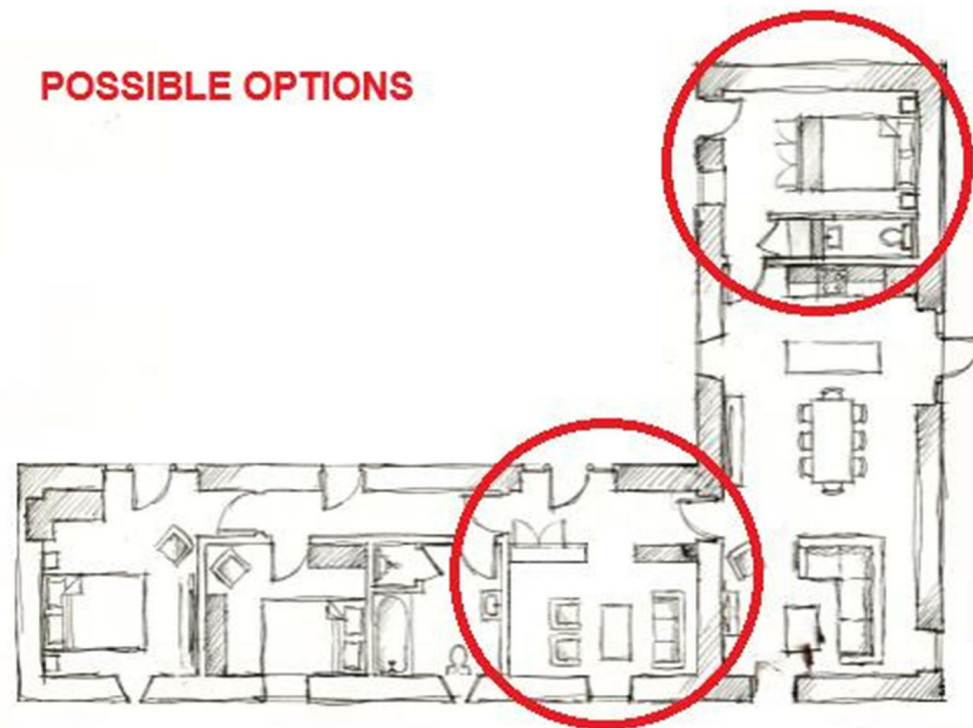
established planting, & enclosed by traditional stone walls. There is also a generous summerhouse/workshop provides further studio etc space.

NOTES

- (1) Freehold
- (2) Mains Water, Electricity & Drainage
- (3) Council Tax Band: E
- (4) EPC: TDC
- (5) Oil Central Heating System



POSSIBLE OPTIONS



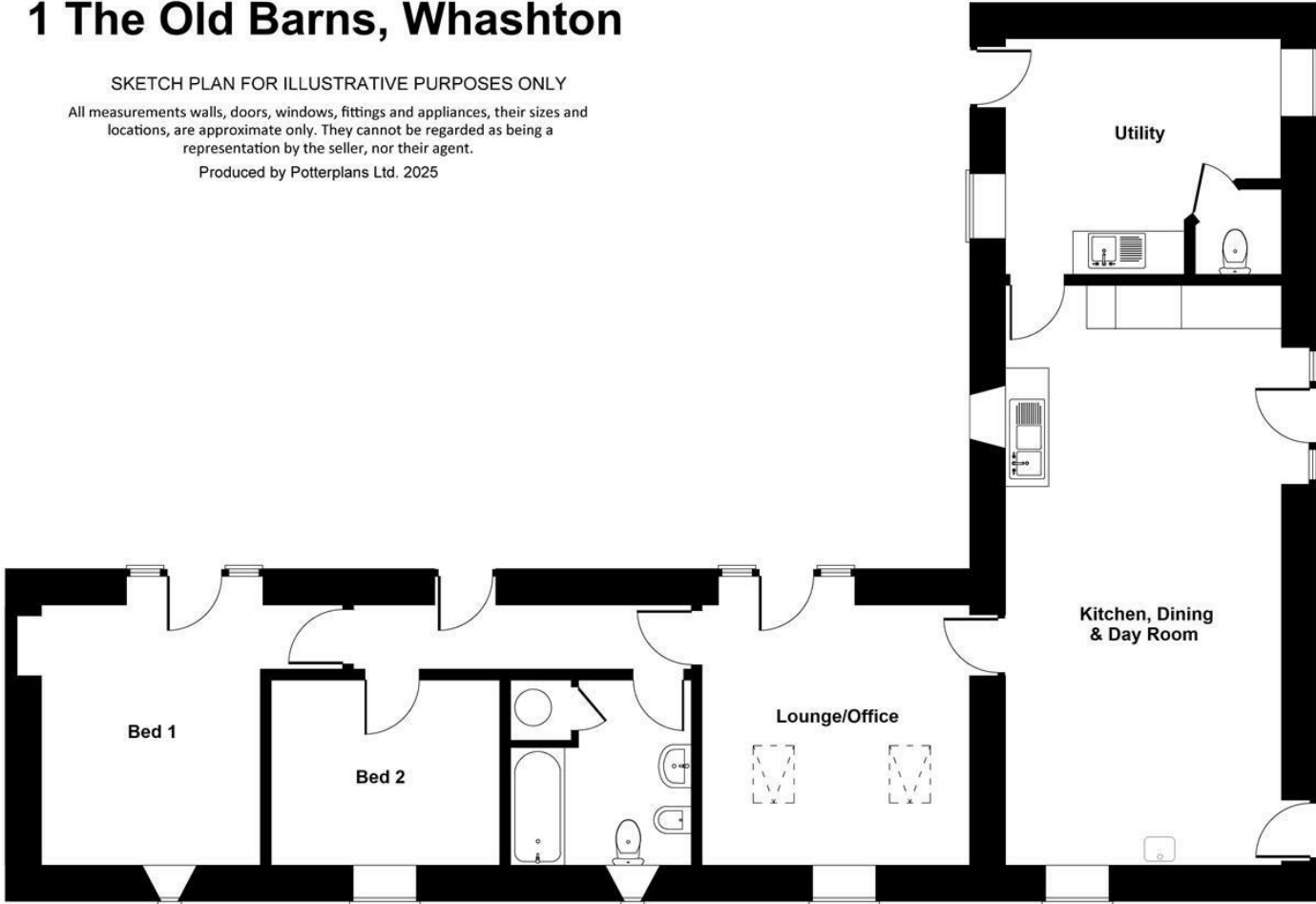


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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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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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		
	60	71
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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