

# Home Lodge, Easby, Richmond



## Home Lodge, Easby, Richmond, North Yorkshire.

Offers In The Region of £390,000

Quietly sitting in this exclusive courtyard in the highly regarded Hamlet of Easby, Home Lodge is a beautifully presented conversion, finished to the highest of standards creating a fantastic character property that will appeal to a range of buyers. To the ground floor there is a superb kitchen, a cloakroom, a character living room with multi fuel stove and a large garden room. The first floor features two bedrooms and a well appointed shower room. Externally there is parking, a garage and a mature garden bordering woodland. Being offered to the market CHAIN FREE, an early inspection is strongly recommended.



### **Kitchen:**

The fantastic kitchen is full of character having a high vaulted ceiling with exposed roof timbers and a beautiful stone flagged floor with underfloor heating. There is a range of handmade kitchen units with solid oak countertops, a range cooker with an induction hob, a Belfast sink, plumbing for a dishwasher, an extractor fan and windows to the front and rear of the property. A stable style door opens out to the courtyard.

### **Utility Room:**

With storage units, a washing machine, a tumble drier and a window to the rear of the property. The appliances can be included for an additional cost.

### **Cloakroom:**

Fitted with a WC and a wash hand basin.

### **Living Room:**

A great room set around the multi fuel stove which sits in a fireplace with a timber lintel over. There are windows to the rear of the property, a TV point, a stone flagged floor with underfloor heating, exposed ceiling timbers and a pair of doors to the garden room.

### **Garden Room:**

A large room, ideal as a dining room or a relaxing space to enjoy the garden. There is a tiled floor with underfloor heating, full width glazing that gives a lovely aspect overlooking the garden, and a pair of doors that open out to the garden. There is also a door to the side seating area.

### **First Floor Landing:**

With loft access.

### **Bedroom:**

A dual aspect double bedroom having windows to the side and rear overlooking the garden. There are exposed floorboards, an electric heater and exposed beams.

### **Bedroom:**

Another dual aspect bedroom with windows to the front and rear overlooking the garden. There is an electric heater.



### **Shower Room:**

The very well presented shower room has a WC, a wash hand basin set on a unit with storage under and a dual headed shower behind a glass screen. There is a window to the rear of the property.

### **External**

Home Lodge sits in a corner position of this quiet courtyard development. To the front there is a parking space and a garage.

The Garage has a pair of newly fitted cedar doors and has electric connected.

To the rear there is a lovely mature private garden bordering woodland. There is a wildlife pond and two timber sheds. Through a gate to the rear there is an additional section of garden.

### **Additional Information**

The postcode is DL10 7EU and the Council Tax Band is C.

The property is Freehold.

Drainage is via a septic tank which is shared with the other properties in the development. There is an annual maintenance charge of £100.00.

The cost of any maintenance of the courtyard is shared equally between the owners.





The property has an electric heating system. A new boiler was installed in 2025.

All blinds are included in the sale.

### **Easby**

Easby is a highly regarded Hamlet a five minute drive from the centre of Richmond. It is perfectly positioned for access to the motorway network where Newcastle, Teesside, Leeds and The Lake District are all easily accessed. The east coast mainline train station at Darlington is a 15 minute drive away and the airports of Newcastle, Leeds Bradford and Teesside International Airport are all within an hours drive.

Primary and secondary schools of Richmond are 5 minutes' drive away and Independent schools at Barnard Castle, Durham and Yarm all within driving distance.



## Home Lodge, 5 Easby Mews, Easby, Richmond DL10 7EU



FIRST FLOOR



GROUND FLOOR

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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