



The Grange Marrick, Richmond, Swaledale, DL11 7LQ  
Offers over £600,000



# The Grange Marrick, Richmond, Swaledale, DL11 7LQ

HOUSE & PADDOCK - FABULOUS LOCATION & VIEWS: 4 Double Bedroom Detached House with about 0.77 Acres (Extra 5.5 ACRES or so may be available) - For Sale with NO ONWARD CHAIN. 2 RECEPTION ROOMS, KITCHEN, UTILITY, Down-stairs 'WET ROOM' & Integral GARAGE/WORKSHOP; 4 Double BEDROOMS, BATHROOM & EN SUITE. SOUTH Facing Front GARDEN, small OUTBUILDING & enclosed 0.77-ACRE FIELD. A further 5.5 Acres or so may be available by separate negotiation.

Accessible Yorkshire Dales National Park Hamlet with stunning views overlooking farmland & the moor beyond. NB: High Speed Fibre Broadband. Excellent access to the A1(M) & A66 at Scotch Corner (About 12.5 miles); mainline from Darlington to LONDON Kings Cross (2 hours 20 minutes) - 21 miles & historic Richmond about 8 miles.

## PORCH

## HALL

4.78m x 2.42m Including staircase to first floor. Limestone flooring & 2 useful under-stair cupboards.

## 'Wet' SHOWER ROOM/WC 2.44m x 1.60m (8'0" x 5'2")

A 'wet room' with shower area, washbasin & WC. Double-glazed window to rear.

## SITTING ROOM (VIEWS) 6.52m x 3.63m (21'4" x 11'10")

A sizeable room with stone open fireplace & double-glazed windows to front & rear with far reaching views to the south.

## KITCHEN & DINING ROOM extend to 6.52m (extend to 21'4")

Comprising of:

## DINING ROOM (VIEWS) 3.17m x 3.05m (10'4" x 10'0")

Double-glazed window to front (Lovely views to the south) & open to:

## KITCHEN 3.36m max x 3.05m (11'0" max x 10'0")

Fitted with a range of units with woodblock worktops & inset stainless steel sink unit, 'Range' cooker & dishwasher. Double-glazed window to rear & door to:

## UTILITY ROOM 3.63m x 1.58m (11'10" x 5'2")

Fitted with units with worktops with plumbing for sink unit & washing machine. Double-glazed window to side, & doors to REAR PORCH &:

## REAR PORCH

Door to outside.

## Integral GARAGE/WORKSHOP 5.19m max x 3.66m (17'0" max x 12'0")

Twin front doors, Trianco oil boiler, light & power Door to rear.

## FIRST FLOOR LANDING (VIEWS) 6.51m x 2.60m (21'4" x 8'6")

An open area with built-in shelved cupboard & hot-water cylinder. 2.60m x (3.51m max) 1.26m (8'6" x (11'6" max) 4'1") READING AREA. Double-glazed windows to front & rear with far reaching views to the south.

## MASTER SUITE 6.56m x 3.63m overall (21'6" x 11'10" overall)

Comprising:

## Double BEDROOM 1 (VIEWS) 4.38m x 3.62m plus vestibule (14'4" x 11'10" plus vestibule)

Double-glazed window to front with stunning views to the south. Door to:

## En Suite SHOWER ROOM 2.01m x 1.92m (6'7" x 6'3")

Shower cubicle, washbasin & WC. Double-glazed window to rear.

## Double BEDROOM 2 (VIEWS) 3.51m x 3.05m (11'6" x 10'0")

Including fitted wardrobes & with double-glazed window to front with stunning views to the south.

## Double BEDROOM 3 (VIEWS) 3.61m x 3.56m (11'10" x 11'8")

Hatch to loft & double-glazed window to front with stunning views to the south.

## Double BEDROOM 4. 3.61m x 2.85m (11'10" x 9'4")

Washbasin & double-glazed window to rear.

## BATHROOM 2.75m x 1.70m (9'0" x 5'6")

Claw-foot bath, washbasin with cupboard & drawers & WC. Double-glazed window to rear.

## OUTSIDE

Stone boundary wall with twin gates to brick sett drive & hard-standing area for several cars. South facing lawn with flower/shrub planting & gravelled area. Access either side to rear garden area with small stone OUTBUILDING. Views over open grazing land to the rear.

## NOTES

- (1) Freehold
- (2) LAND: A further 5.0 Acres or so may be available by separate negotiation, potentially including a large Agricultural Building.
- (3) High Speed Fibre Broadband
- (4) EPC: 55-D
- (5) Council Tax Band: E
- (6) Mains Water, Electricity & Septic Tank Drainage




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FIRST 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.  
 Produced by Potterplans Ltd. 2025

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>	55	67
(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 	
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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 