

# North Wing, Hill House, Richmond



## North Wing, Hill House, Richmond

**Offers in The Region of £650,000**

Retaining a wealth of original features and offering spacious and flexible accommodation, this Grade II\* listed property is beautifully presented throughout and makes a wonderful family home. Comprising a dining kitchen, a utility room, a cloakroom, a large living room, four double bedrooms, the master bedroom with ensuite facilities and a family bathroom. Externally, the property enjoys upper and lower sun terraces with excellent levels of privacy and a beautiful lawned garden surrounded by mature shrubbery. To the front is off road driveway parking and a double garage. An early viewing is strongly recommended to appreciate the quality of the property on offer!



## **Ground Floor**

### **Entrance Hallway:**

Accessed via a pair of timber doors, the welcoming hallway provides space to hang coats and leads to the utility room.

### **Utility Room:**

With original floor to ceiling storage space, which also houses plumbing for a washing machine and space for a tumble drier.

With flagged flooring and original wrought iron hooks on the ceiling, a glazed arched door leads to the lower sun terrace.

### **Dining Kitchen:**

Comprising a range of quality wall and base units under complimenting worksurfaces, integrated is a dishwasher, a ceramic sink with drainer and a freestanding range cooker (gas). There is a shuttered sliding sash window to the front of the property and space for an American style fridge freezer. The dining kitchen provides ample space for a dining table and there is a cupboard housing the gas central heating boiler. Stairs lead to the first floor.



## **First Floor**

### **Landing:**

With a window to the rear of the property and a radiator.

### **Bedroom 1:**

A double bedroom with a shuttered sliding sash window to the front of the property, a TV point and a radiator.

### **Ensuite:**

Comprising a cubicle with a mains fed shower, a sink unit with a mixer tap and storage, a vanity cupboard, a concealed unit wc and a heated towel rail.

### **Bedroom 2:**

A double bedroom, with a shuttered sliding sash window to the front of the property, a TV point and a radiator.

### **Living Room:**

Flooded with light due to the pair of shuttered sliding sash windows overlooking the garden, the focal point of the room is the open fireplace. There are two traditional style cast iron radiators, two shelved cupboards and a TV point. The generous living room provides a fantastic space to relax as a family.

### **Cloakroom:**

With a wc, a radiator and a sink. A doorway leads to the garden.

## **Second Floor**

### **Landing:**

With a radiator and a window to the rear of the property.

### **Bedroom 3:**

A generous double bedroom, with beamed ceilings, two windows to the front of the property, two windows to the side and a Velux skylight. There are two radiators and a TV point.

### **Bedroom 4:**

A fourth double bedroom with beamed ceilings, a window to the front of the property, a Velux skylight and a radiator.

### **Bathroom:**

Comprising a panelled bath with a mains fed shower over, a sink unit with a mixer tap and storage, a wc, a heated towel rail and a Velux skylight.





### **External**

Externally, North Wing enjoy upper and lower private sun terraces, as well as a lovely lawned garden surrounded by mature shrubbery and a shed. The upper sun terrace has a seating area which benefits from far reaching views over Richmond, towards Town Centre and Richmond Castle.

To the front is off road driveway parking.

The double garage a two door opening to the front, a personnel door to the side, power and light.

### **Additional Information:**

The Postcode is DL10 7AN, The Council Tax Band is C.

North Wing is ideally located at the top of Frenchgate in Richmond, within close proximity to the amenities of Richmond Market Place and also Riverside walks.



North Wing, Hill House, Frenchgate, Richmond DL10 7AN



CELLAR

GROUND FLOOR

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.

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15 King Street Richmond North Yorkshire DL10 7AG  
 T 01748 821700 F 01748 821431  
 E info@irvingsproperty.co.uk W www.irvingsproperty.co.uk