



Silvercrest Tunstall, Richmond, North Yorkshire, DL10 7QN
£750,000



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STUNNING INDIVIDUALLY DESIGNED NEW HOME (246sqm/2,648sqft) with Landscaped Gardens & Grounds, & Elevated Grazing Land VIEWS. Superb 8.08m (26'6") Equipped KITCHEN/DINING & DAY ROOM, SITTING ROOM, OFFICE, Open Vaulted RECEPTION HALL & WASHROOM/WC; Up to 5 Double BEDROOMS (BED 2: 8.61m x 5.00m max/28'2" x 16'4" & BED 3: 4.90m min x 4.06m/16'0" x 13'4" (Ideal ANNEX or TEENAGERS/GUEST SUITE or GYM, WORKSPACE etc), 2 'House' BATH/SHOWER ROOMS, EN-SUITE SHOWER & ROBES to Master Bedroom. 'B' Energy Rated.

Wonderful Landscaped GARDENS & TERRACES with VIEWS – great for entertaining. Multi-vehicle PARKING & EV charging point. Air Source Central Heating with Under-floor Heating (Radiators to ground & upper floors) & full UPVC Double-Glazing. A FANTASTIC HOME & Very Highly Recommended.

Premium floor coverings throughout.

The village has its own pub (The Bay Horse Inn) & is surrounded by undulating open countryside. There is excellent commuter access: A1(M) (about 3 miles), Scotch Corner & the Cross-Pennines A66 (just over 7 miles). Mainline rail stations at Northallerton & Darlington about 13 & 16 miles – LONDON, Kings Cross about 2 hours 20 minutes. Historic Richmond about 6 miles.

GROUND FLOOR

HALL 5.73m long & 3.58m wide max (18'9" long & 11'8" wide max)

Light-filled with an Oak & glazed balustrade staircase to LOWER & UPPER FLOORS. Built-in coats cupboard. Windows to front & side.

WASHROOM/WC 1.70m x 1.60m (5'6" x 5'2")

Contoured washbasin with drawer & push-flush WC. Down-lighting, splash tiled & window to side.

OFFICE 3.05m x 2.44m (10'0" x 8'0")

Down-lighting & window to front.

SITTING ROOM 4.98m x 4.42m (16'4" x 14'6")

Juliet doors with glass screen overlooking Tunstall beck & grazing land beyond. Media point & down-lighting.

KITCHEN/DINING & DAY ROOM 8.08m x 4.03m (26'6" x 13'2")

A superb room overlooking Tunstall beck & grazing land beyond. Extensive range of soft-close, under-lit wall & floor units including rotary & larder units, pull-out recycle waste unit & breakfast bar; Consentino Quartz worktops with ceramic twin Belfast sinks & boiling tap. Integrated appliances include: 'tower' pyrolytic multifunction oven, combi microwave/compact oven & warming drawer, 5-zone 'Bridging' Induction hob with 'Connect & Cook' extractor, integrated 70-30 fridge/freezer & dishwasher. Media point, down-lighting & windows to front & rear.

UTILITY ROOM 2.25m x 1.75m (7'4" x 5'8")

Hot & cold feed connected, down-lighting & window to rear.

LOWER GROUND FLOOR

HALL 6.73m long & 3.37m wide max (22'0" long & 11'0" wide max)

Oak & glazed balustrade staircase with cupboard under.

STORE 1.53m x 1.53m (5'0" x 5'0")

Light point.

OFFICE/STORE 2.23m x 1.86m (7'3" x 6'1")

Plumbing connected.

PLANT ROOM 2.18m x 1.07m (7'1" x 3'6")

Hot-water cylinder & under-floor heating manifold.

BEDROOM 1 (VIEWS) 4.98m x 3.31m (16'4" x 10'10")

Double doors opening on to the rear patio overlooking Tunstall beck & grazing land beyond. Media point & down-lighting.

EN-SUITE 2.67m x 1.79m (8'9" x 5'10")

Tiled shower cubicle, Granite inset washbasin with cupboards & drawers, & Inset push-flush WC. Built-in cupboard, sensor-lit mirror, down-lighting, splash tiling & window to side.

EN-SUITE ROBES 1.65m x 1.65m (5'4" x 5'4")

Down-lighting & power socket.

BEDROOMS 2 & 3

BEDROOMS 2: (8.61m x 5.00m max [3.15m min] & BEDROOM 3: (6.24m max (4.90m min) x 4.06m) on UPPER FLOOR – See below.

BEDROOM 4 (VIEWS) 4.20m x 2.99m (13'9" x 9'9")

Media point & window to rear.

BEDROOM 5. 4.02m x 2.74m min (13'2" x 8'11" min)

Double doors opening on a 4.50m x 4.02m (14'9" x 13'2") enclosed & stone flagged side patio.

BATH/SHOWER ROOM 2.50m x 2.16m (8'2" x 7'1")

Inset bath with shower over with riser, washbasin with drawer & push-flush WC. Built-in cupboard, light-up mirror, down-lighting, splash tiling & window to side.

STORE ROOM etc 2.99m x 1.73m (9'9" x 5'8")

Door to rear.

UPPER FLOOR LANDING

Oak & glazed balustrade staircase, & 2 double-glazed Velux windows.

BEDROOM 2. 8.61m x 5.00m max (28'2" x 16'4" max)

A vast vaulted room (Ideal ANNEX, TEENAGERS/GUEST SUITE or GYM, WORKSPACE etc) Windows to front & rear, & 2 double-glazed Velux windows.

BEDROOM 3 (VIEWS) 6.24m max (4.90m min) x 4.07m (20'5" max (16'0" min) x 13'4")

Front & rear push-open eaves store cupboards & window to rear.

BATH/SHOWER ROOM 3.35m x 1.78m (10'11" x 5'10")

Shower area, Waters 'overflow system' bath, inset washbasin with cupboards & push-flush WC. Fully tiled, tiled nooks, down-lighting & double-glazed Velux window.

OUTSIDE

Multi-Car PARKING area for up to 9 cars with EV charging point & outside lighting. Galvanised steps to large side Granite-set PATIO area extending to a rear TERRACE. LAWN GARDEN with sleeper bed & metal estate fencing overlooking Tunstall beck & grazing land beyond. Outside lighting, power & cold-water taps.

NOTES

- (1) ADDRESS: Silvercrest, Tunstall, Richmond, North Yorkshire, DL10 7QN
- (1) Freehold
- (2) Council Tax Band: TBA
- (3) EPC: B-83
- (4) Satellite Internet Service Connection Enabled
- (5) Heating: Air Source Heat Pump with Underfloor Heating & Radiators
- (6) Mains Electricity, Water & Drainage
- (7) Some rooms have been 'CGi Dressed'

BUYER FLOOR COVERING CHOICES

Floor coverings: Karndean Knight Tile (Straight Lay & Herringbone)




£750,000

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		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) 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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 