



Theakston Cottage Comfort Lane, Richmond, North Yorkshire, DL10 5LA  
£625,000





# Theakston Cottage Comfort Lane, Richmond, North Yorkshire, DL10 5LA

Location, Location, Location - VERY DESIRABLE BARN CONVERSION with 7.22m x 3.44m (23'8" x 11'3") WORKSHOP, 3 STABLES, PADDOCKS, a MENAGE ARENA, & a Private South-West GARDEN - About 1.5 acres in all. For Sale with NO ONWARD CHAIN.

Sumptuous SITTING ROOM, KITCHEN/BREAKFAST ROOM, separate DINING ROOM, UTILITY & WASHROOM/WC; Ground-floor BEDROOM (1) & Large EN SUITE, 3 First-floor BEDROOMS & BATH/SHOWER ROOM (Bed 3/OFFICE). Front PARKING AREA & extensive GARDENS with Stunning VIEWS. Solar & Oil Central heating. Highly Recommended.

Very accessible yet discreet location: Surrounded by open countryside & farmland, about 5 miles from historic RICHMOND & about 12 miles to BARNARD CASTLE, with excellent access to the A66 Trans Pennine Route (1.5 miles) & the A1(M) at Scotch Corner, about 5 miles. Mainline station at DARLINGTON about 13 miles - LONDON Kings Cross circa 2 hours 20 minutes. Ravensworth is about 2 miles (The Bay Horse Pub & Primary School). The unspoilt Teesdale countryside (Area of Outstanding Natural Beauty) & the Yorkshire Dales National Park are readily accessible.

## COVERED PORCH

### HALL 2.76m x 1.49m (9'0" x 4'10")

Doors to Kitchen/Breakfast Room, Dining Room &:

## INNER HALL

(See below)

### KITCHEN/BREAKFAST ROOM 5.49m max x 4.94m (18'0" max x 16'2")

Fitted with a range of under-lit Oak wall & floor units & fitted store cupboards with electric bar heater. Rangemaster stove, inset sink & plumbing for dishwasher. UPVC double-glazed windows to front & rear, & door to:

### UTILITY ROOM 2.67m x 1.85m

Fitted with Oak wall & floor units & store cupboards. Inset sink & plumbing for washing machine. Worcester oil boiler. Door to rear.

## INNER HALL

### WASHROOM/WC 1.58m x 1.19m (5'2" x 3'10")

Washbasin & WC.

### SITTING ROOM 5.61m x 5.46m (18'4" x 17'10")

Including staircase to first-floor. A lovely room with fireplace & multi-fuel stove, down-lighting & UPVC double-glazed windows to front & rear.

### Double BEDROOM 1. 3.89m x 3.62m (12'9" x 11'10")

Fitted wardrobes, drawers & cupboards. UPVC double-glazed window overlooking the south-west Garden & door to:

### EN SUITE SHOWER ROOM 3.17m x 1.83m (10'4" x 6'0")

Full-width shower cubicle, inset washbasin & inset WC with built-in cupboards. Down-lighting & towel-radiator.

## FIRST-FLOOR

Ceiling beam.

### Double BEDROOM 2. 4.73m max x 3.06m (15'6" max x 10'0")

Ceiling beam & UPVC double-glazed window to front with a pleasant outlook.

### Double BEDROOM 3. 4.68m max x 2.34m (15'4" max x 7'8")

Ceiling beam, stair-plinth & UPVC double-glazed window to rear.

### BEDROOM 4/OFFICE 2.30m x 1.83m (7'6" x 6'0")

Vaulted beamed ceiling with over-storage. UPVC double-glazed window to side.

### BATH/SHOWER ROOM 2.77m x 2.07m (9'1" x 6'9")

Panelled bath, shower cubicle, washbasin with built-in cupboards & WC. Towel-radiator, vaulted beamed ceiling with 2 Velux windows.

## OUTSIDE FRONT

Gravelled parking area & stone wall to gravelled garden area with outside lighting.

## Enclosed REAR GARDEN

South-West facing & lawned with screen hedging, flower/shrub beds & borders. Flagged patio, raised fruit/vegetable beds, cold-water tap & outside lighting. Useful stone & block SHED 2.57m x 2.03m ( ) with light & power.

## THE LAND, OUTBUILDINGS & MENAGE

Gravelled driveway with gate to an extensive gravelled forecourt area. Beyond are the WORKSHOP & STABLE BLOCKS, Silica/rubber MENAGE ARENA, & the PADDOCKS:

### WORKSHOP & STORE 10.88m x 3.66m externally (35'8" x 12'0" externally)

Light, power & alarmed.

### STABLE BLOCK 11.90m x 3.68m externally (39'0" x 12'0" externally)

3 Stables & Tack Room. Water connected.

## KENNELS

## Silica/Rubber MENAGE ARENA

## PADDOCKS

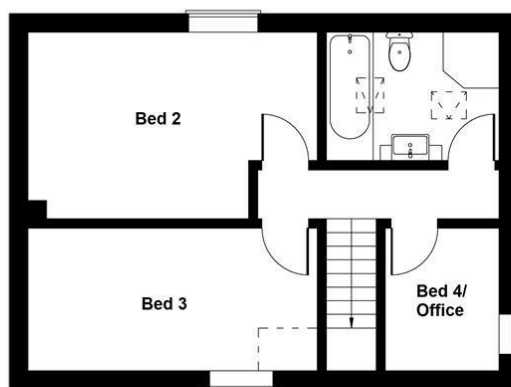
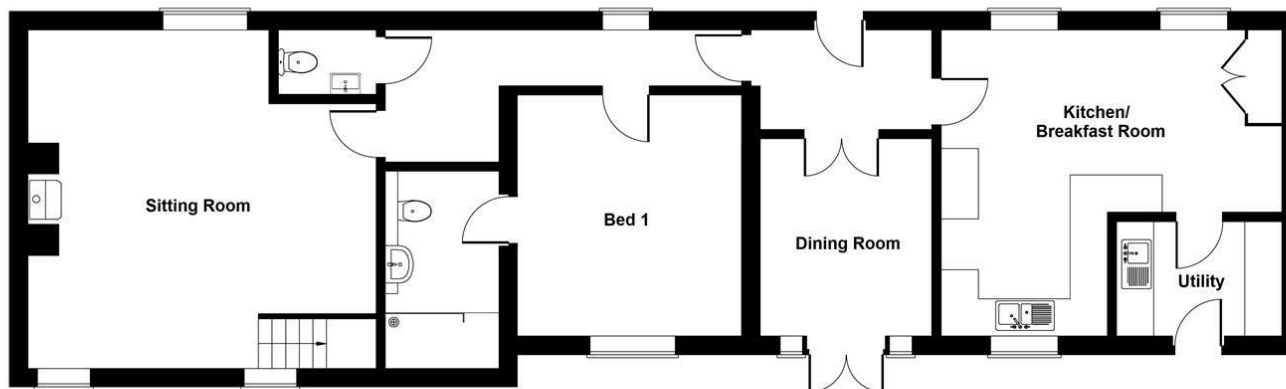
2 fenced & grassed Paddocks.

## NOTES

- (1) Freehold
- (2) Mains Water, Electricity & Drainage
- (3) Council Tax Band: F
- (4) EPC: 76 C
- (5) Oil Central Heating System & Solar.

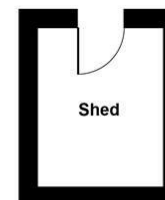


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FIRST FLOOR

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.  
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OUTBUILDING

## Energy Efficiency Rating

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           | <b>84</b> |
| (69-80) <b>C</b>                            | <b>76</b> |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |

England & Wales

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 |         |           |

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