



Gardener's House

Forcett, Richmond, North Yorkshire, DL11 7SB



Robin Jessop

A DETACHED HOUSE REQUIRING UPDATING IN A RURAL LOCATION WITH STUNNING VIEWS & LARGE GARDEN

- Detached House
- Three Bedrooms
- Requiring Updating
- Stunning Countryside Views
- Accessible Edge of Village Location
- Generous Plot with Wrap Around Gardens
- Potential for Extension
- Driveway Parking
- Chain Free
- Guide Price: £275,000

SITUATION

Richmond 8 miles. Barnard Castle 10 miles. Darlington 12 miles. Teesside 28 miles. Durham 33 miles. The A66 is a 10-minute drive. (All distances are approximate).

The property is located on the Northern edge of Forcett on the roach which leads to Caldwell. The property is uniquely situated on the edge of Forcett Hall overlooking the Grade II* Listed Dovecote. Forcett is a quiet and traditional rural village which is accessible for the local market towns of Darlington, Richmond and Barnard Castle which are all a 20-minute drive approximately. The towns offer a wide range of shops and facilities including a renowned Private School at Barnard Castle. A mainline train service at Darlington has frequent trains to London Kings Cross and Edinburgh.

The property location means it is within proximity to the A1(M), which brings the larger centres of Leeds, York and Newcastle into commutable distance. It is also within reach of The Yorkshire Dales National Park, the North York Moors and the A66 brings the Lake District within easy reach.



DESCRIPTION

Gardeners Cottage is a well-positioned detached rendered cottage, formerly part of the Forcett Hall estate. The property stands well on the edge of the village with open countryside views and views of the Forcett Hall Dovecote. The property does require refurbishment throughout yet offers an excellent opportunity to purchase a uniquely positioned spacious home within a generous plot with potential for extension if required.

The property is entered into a useful lobby with separate cloakroom which leads into a utility room which is plumbed for a washing machine. This leads through into the kitchen which benefits from a good range of fitted units with space for under-counter appliances and a pantry.

The inner hall has a staircase leading up to the first floor and a porch with side door. The living room offers a generous and light space with dual aspect windows and an open fire which has been blocked off.

The first floor of the property offers three bedrooms, of which 2 are double and the third is a good sized single or home office. The first floor of the property is finished off by a house bathroom with WC, basin and bath with shower over.

Externally the property is complemented by lawned gardens which wrap around the property offering a spacious, private and rural feel with driveway parking for a number of cars.

Overall, Gardeners Cottages offers a unique opportunity for a buyer to put their own stamp on a detached home with generous gardens which is located on the edge of a rural Yorkshire Estate.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.



METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.

///restores.earpiece.distorts

FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

TENURE

Freehold with vacant possession.

COUNCIL TAX

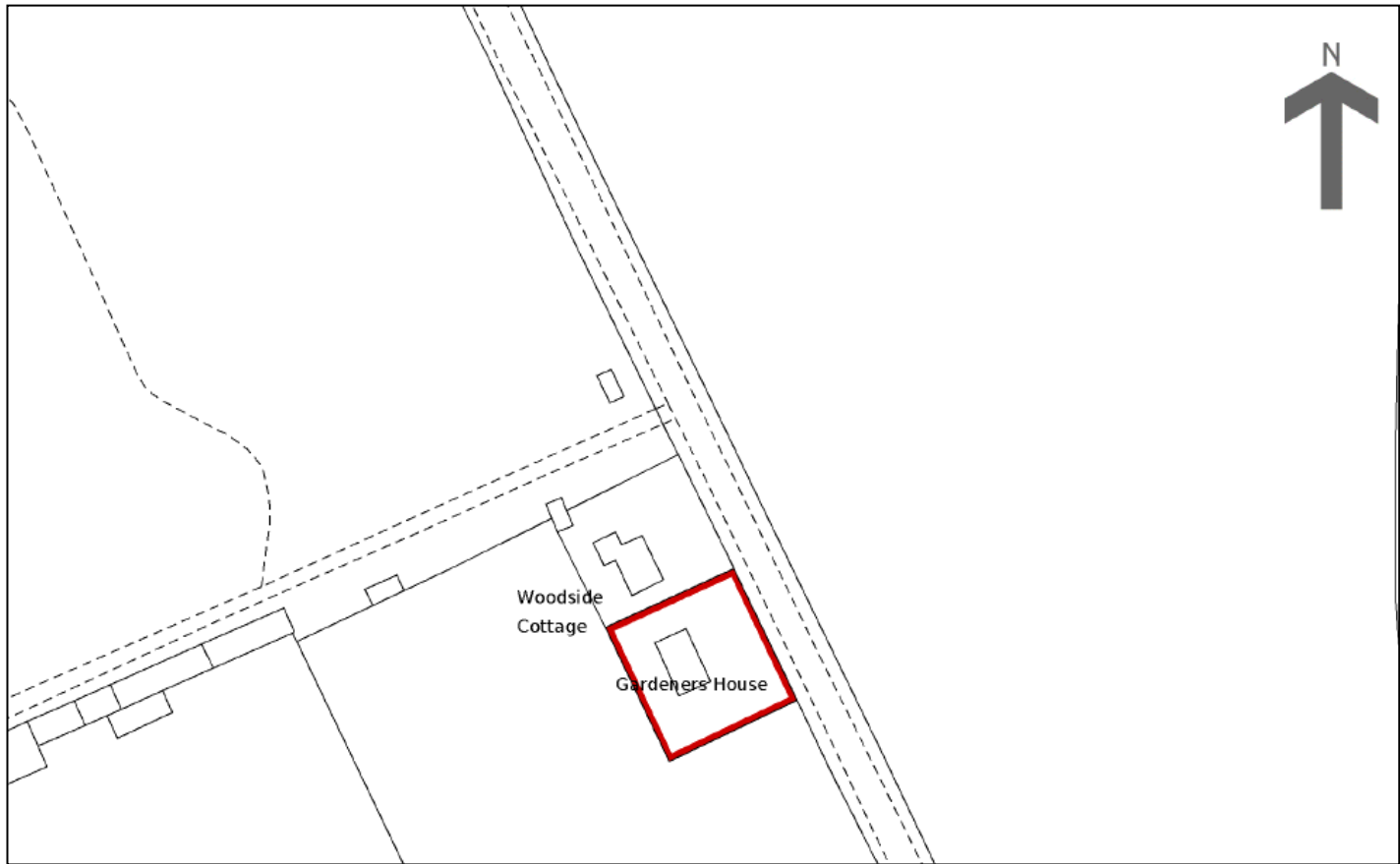
Band D

SERVICES

Mains electricity. Mains water from Forcett Hall. Mains drainage. LPG Heating.

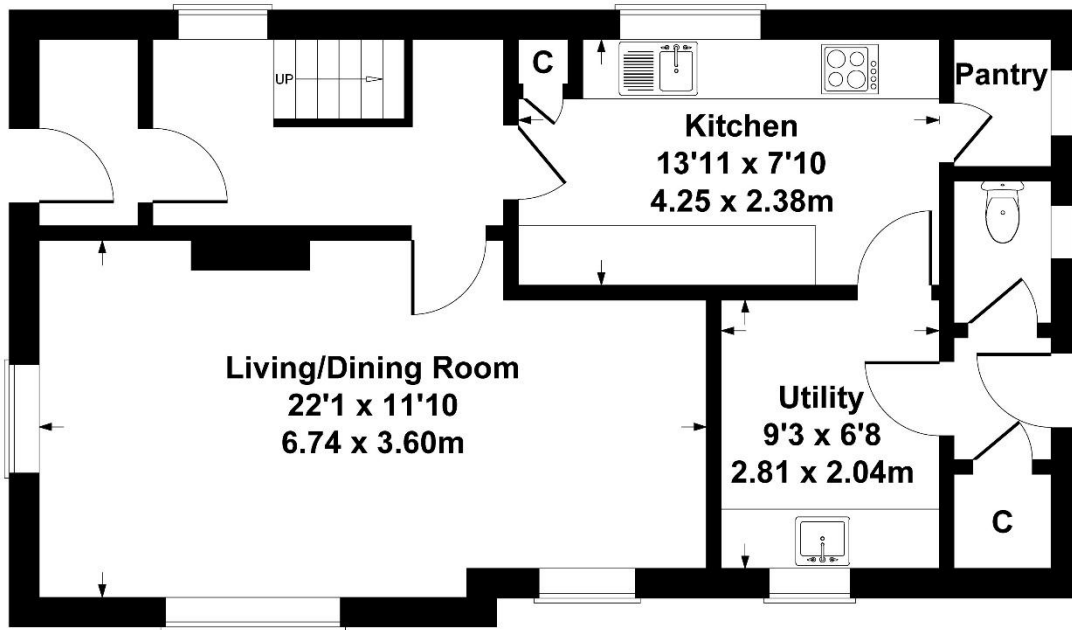
LOCAL AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD

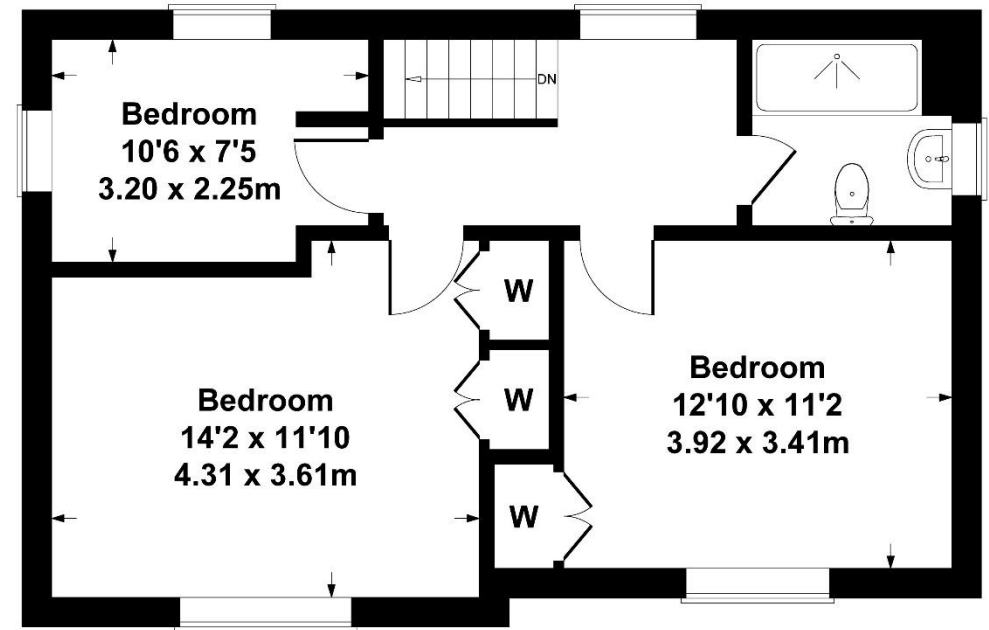


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Approximate gross internal area
House 106 sq m - 1141 sq ft



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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