



Harcourt 78 Frenchgate, Richmond, DL10 7AG

RICHMOND'S FINEST Small Estate, with the Stunning South Facing Panoramic Views – Simply Incomparable: 2 separate, independent houses linked by a glass veranda (HARCOURT 224sqm & FRENCHGATE HEAD 229sqm – total 453sqm/4,876sqft). IDEAL for 2-household independent living, as one property for larger family use, or as a spectacular Holiday Let. Up to 0.66 Acres of Beautiful South facing Gardens & Grounds. The guide price for HARCOURT is 'Offers over £950,000'.

NB: The properties are to be sold together & NOT independently.

HARCOURT (To the left on main image): SITTING ROOM (Spectacular VIEWS), Fabulous Chef's KITCHEN/DINING ROOM (Spectacular VIEWS), CINEMA/ENTERTAINMENTS ROOM & UTILITY ROOM & WASHROOM/WC; BEDROOM 3/OFFICE, 2 large EN SUITE Double BEDROOMS & DRESSING ROOM.

[FRENCHGATE HEAD (To the right on main image): SITTING ROOM with BALCONY (Spectacular VIEWS), DINING ROOM (Spectacular VIEWS), Chef's KITCHEN & UTILITY ROOM; 4 BEDROOMS & 3 BATH/SHOWER ROOMS - £1,000,000]

Offers over £950,000



THE AREA

The town centre is within walking distance, as are the Easby Abbey walks & the River Swale (fly fishing). Situated on the edge of the beautiful Yorkshire Dales National Park, Richmond is an historic Georgian market town of unique character & beauty - The Rough Guide to Britain describes the town as 'AN ABSOLUTE GEM', one of the most beautiful & rewarding places to live in the Country. There is excellent A1(M) & A66 access at Scotch Corner (4 miles), Harrogate about 36, York & Newcastle 47 & 49 miles, Leeds 54 & mainline rail station at Darlington 13 miles: LONDON Kings Cross 2 hours 20 minutes.

Features:

- 'A-92' Energy Rated
- Stunning Kitchen with Gaggenau appliances, Sub-Zero fridges etc
- South Facing with Balconies
- Sonos/Bose Surround Sound System
- Solar & Gas Central Heating - 'B' Energy Efficiency Rated
- Air Conditioning & Full Double-glazing
- Partial under-floor Heating

ENTRANCE VERANDA 8.00m x 1.94m (26'2" x 6'4")

Full-height glazing & steps to Harcourt Entrance.

GROUND FLOOR:

LOBBY

ENTRANCE HALL 4.39m x 2.38m (14'4" x 7'9")

Staircase to first floor with under-stair store cupboard.

WASHROOM/WC

UTILITY ROOM 3.37m x (2.98m max) 1.80m (11'0" x (9'9" max) 5'10")

Wall & floor units with worktop & sink, plumbing for washing machine. Soft-water system, under-floor heating & automatic-lighting. Door to outside.

INNER HALL

CINEMA/ENTERTAINMENTS ROOM 4.72m max (4.00m) x 4.03m (15'5" max (13'1") x 13'2")

An air-conditioned room with movie projector & screen, Bose surround sound & Sonos bar. Inset Granite bar unit with fridge & storage.

Stunning MAIN LIVING SPACE 9.21m x (7.28m max) 6.83m (30'2" x (23'10" max) 22'4")

With a central Dik Geurts 'see-through tunnel' log stove & comprising:

SITTING ROOM (Spectacular Views) 7.32m max x 4.29m (24'0" max x 14'0")

Convex south facing 'panorama' windows & doors opening onto the rear terrace. Air-conditioned & Bose surround sound. Open to:

KITCHEN & DINING ROOM (Spectacular Views) 6.83m max x 4.90m (22'4" max x 16'0")

BEAUTIFUL: Full-height South facing sliding doors opening on to an extensive rear balcony – FABULOUS. Extensive range of wall & floor units with Granite worktops & island unit. Blanco sink with boiling tap. Integrated Gaggenau appliances: Induction hob, microwave-oven & warming oven, Sub-Zero fridge & freezer, wine fridge, coffee machine & dishwasher. Full-height South facing sliding doors opening on to a rear balcony.

FIRST FLOOR:

LANDING

Built-in storage cupboard with hot-water cylinder & Worcester gas boiler.

OFFICE (BEDROOM 3) 3.97m max x 2.98m (13'0" max x 9'9")

Including built-in cupboard.

BEDROOM 1 (Spectacular Views) 4.85m x 4.48m (15'10" x 14'8")

Full-height double-glazed South facing sliding doors opening on to its rear balcony.

En-Suite BATH/SHOWER ROOM 3.05m x 2.60m (10'0" x 8'6")

Level shower area, panelled bath, washbasin with cupboard & WC.

En-Suite DRESSING ROOM 4.18 x 2.14m (13'8" x 7'0")

BEDROOM 2 (Spectacular Views) 5.81m max x 4.64m (19'0" max x 15'2")

Built-in wardrobes & full-height double-glazed South facing sliding doors opening on to its rear balcony.

En-Suite BATH/SHOWER ROOM 2.39m x 1.65m (7'10" x 5'4")

(Included in Bedroom 2 measurements) Level shower area, washbasin with cupboard & WC.

OUTSIDE FRONT

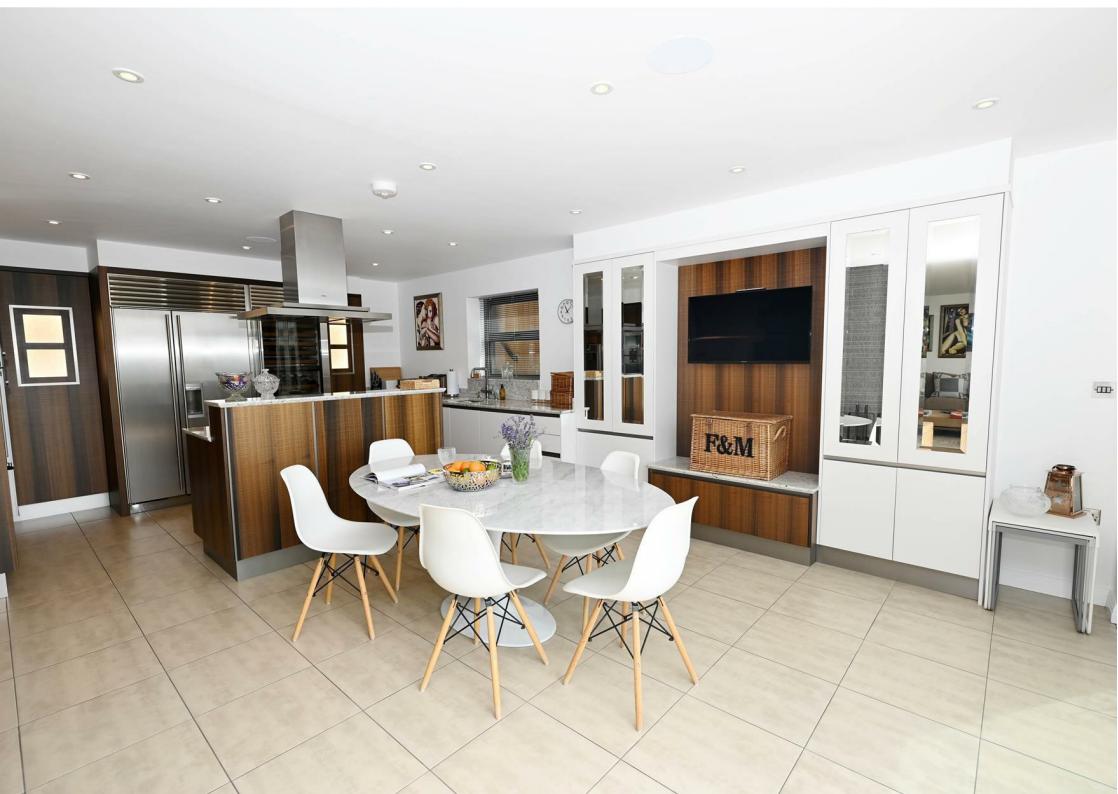
Electric gates leading to a secure courtyard parking area.

OUTSIDE REAR (South Facing)

Classic stone flagged terrace with gardens - about 0.16 acres.

NOTES

- NOTES
- (1) Freehold
- (2) Council Tax Band: F
- (3) EPC: A-92
- (4) Solar PV Panels, Gas Central Heating (Partial under-floor heating) & Double Glazing
- (5) Mains Water, Electricity, Gas & Drainage.





Harcourt**Frenchgate Head****Frenchgate Head****Harcourt****Frenchgate Head**

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 Pinterplans Ltd. 2004

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	