



Beech House Tunstall, Richmond, DL10 7QZ  
£430,000

# Beech House Tunstall, Richmond, DL10 7QZ

**IDEAL FAMILY HOME** For Sale with No Onward Chain: Large 163sqm (1,755sqft) of Living Space including a huge 7.59m x 3.07m (24'10" x 10'0") KITCHEN/DINING ROOM, 3 RECEPTION AREAS, 3 DOUBLE BEDROOMS & 2 BATH/SHOWER ROOMS, Large Reception Hall, Ancillary Rooms & GARAGE/WORKSHOP; GARDENS with Elevated VIEWS & Ample PARKING. 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.

**ENTRANCE VESTIBULE****RECEPTION HALL 5.55m x 2.42m (18'2" x 7'11")**

Including stairs to first floor with store cupboard under.

**WASHROOM/WC 1.96m x 1.02m (6'5" x 3'4")**

Washbasin &amp; WC. UPVC double-glazed window to front.

**FAMILY ROOM etc 4.12m x 2.72m (13'6" x 8'11")**

A versatile room with multi-fuel stove. UPVC double-glazed window to front.

**SITTING ROOM 5.93m x 4.91m max (19'5" x 16'1" max)**

A deep room with multi-fuel stove, UPVC double-glazed windows to side &amp; UPVC double-glazed patio doors to:

**CONSERVATORY 4.17m x 2.66m into sills (13'8" x 8'8" into sills)**

UPVC double-glazed patio doors to rear with fine views.

**KITCHEN/DINING ROOM 7.59m x 3.07m (24'10" x 10'0")**

A great family &amp; entertaining space fitted a range of wall &amp; floor units with worktops &amp; inset 1 &amp; ½ bowl sink; integrated eye-level double electric oven/grill &amp; hob with extractor over. UPVC double-glazed windows to front &amp; side.

**UTILITY ROOM 3.78m x 1.72m (12'4" x 5'7")**

Fitted wall &amp; floor units with worktops &amp; inset sink. UPVC double-glazed door to outside.

**STOREROOM (1) 2.72m x 1.78m (8'11" x 5'10")**

Further storage units &amp; window to side.

**STOREROOM (2) 2.72m x 1.40m (8'11" x 4'7")**

Trianco oil boiler.

**Adjoining GARAGE/WORKSHOP 8.78m x 1.80m min, 2.41m max (28'9" x 5'10" min, 7'10" max)**

See below.

**FIRST FLOOR LANDING 5.27m long (17'3" long)**

Hatch with ladder to boarded loft &amp; UPVC double-glazed rear window with views.

**Double BEDROOM 1. 4.04m x 3.69m max (13'3" x 12'1" max)**

Including fitted wardrobes. UPVC double-glazed dual aspect windows with fine views.

**EN-SUITE 2.21m x 2.05m (7'3" x 6'8")**

Walk-in shower area, inset washbasin with cupboard under &amp; WC. UPVC double-glazed window to front.

**Double BEDROOM 2. 3.68m x 3.45m (12'0" x 11'3")**

UPVC double-glazed dual aspect windows with fine views.

**Double BEDROOM 3. 4.82m x 2.82m (15'9" x 9'3")**

Including built-in wardrobes &amp; airing cupboard with hot-water cylinder. UPVC double-glazed window to front.

**Family BATH & SHOWER ROOM 2.80m x 2.69m (9'2" x 8'9")**

Panelled bath, separate shower cubicle, washbasin &amp; WC. UPVC double-glazed window to side.

**OUTSIDE**

Low boundary wall with pillars, 5-bar gate &amp; beech screen hedge to 5-vehicle tarmac driveway leading to:

**Adjoining GARAGE/WORKSHOP 8.78m x 1.80m min, 2.41m max (28'9" x 5'10" min, 7'10" max)**

Double doors to front &amp; rear door, strip-light &amp; power.

**FRONT & REAR GARDENS**

Lawned garden with flower/shrub border &amp; established trees, outside light point &amp; cold-water tap. Gate to side garden area &amp; rear flagged patio, West facing garden area &amp; covered storage area – Great views.

**NOTES**

- (1) Freehold
- (2) Council Tax Band: F
- (3) EPC: 65-D
- (4) Mains Water, Electricity, Gas & Drainage.

**£430,000**



FIRST FLOOR

Not to Scale

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> 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 CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

