



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

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

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

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

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

Further storage units & 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 & 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 & 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 & airing cupboard with hot-water cylinder. UPVC double-glazed window to side.

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

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

OUTSIDE

Low boundary wall with pillars, 5-bar gate & 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 & rear door, strip-light & power.

FRONT & REAR GARDENS

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

NOTES

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



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FIRST FLOOR

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		
	65	71
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) 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		
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