



49 Maison Dieu, Richmond, North Yorkshire, DL10 7AU  
£679,000



# 49 Maison Dieu, Richmond, North Yorkshire, DL10 7AU

FABULOUS Character Period Home of over 3,000sqft (280sqm) with fine VIEWS: 7 Double BEDROOMS & 6 BATH/SHOWER ROOMS (5 En-Suite); 3 Reception Rooms (SITTING ROOM, 5.74m into bay x 4.33m (18'9" x 14'2") DINING ROOM & LOUNGE), KITCHEN/BREAKFAST ROOM, CELLAR, UTILITY/BOOT ROOM & Washroom/WC. Large GARDEN, 4.59m x 3.10m (15'0" x 10'2") insulated STUDIO/WORKSHOP & PARKING. Gas Central Heating...A Fabulous Home & VERY HIGHLY RECOMMENDED.

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' - a great place to live.

There is excellent A1(M) & A66 access at Scotch Corner (4 miles), & mainline rail station at Darlington 13 miles: LONDON Kings Cross 2 hours 20 minutes.

## VESTIBULE

## RECEPTION HALL

Staircase to first floor with door to:

## CELLAR 4.69m x 4.12m (15'4" x 13'6")

Light point & window chute to front.

## SITTING ROOM (VIEWS) 5.79m into bay x 4.29m (18'11" into bay x 14'0")

Fireplace with Charnwood multi-fuel stove & wood store nooks, high cornice ceiling & bay window to front.

## DINING ROOM 5.74m into bay x 4.33m (18'9" into bay x 14'2")

Fireplace, high cornice ceiling & bay window to front. Double doors to:

## LOUNGE 4.69m x 3.57m (15'4" x 11'8")

Register grate fireplace, high cornice ceiling & door to rear patio courtyard.

## KITCHEN/BREAKFAST ROOM 4.69m x 4.32m (15'4" x 14'2")

Fitted an extensive range of under-lit Oak wall & floor units & cupboards; Granite worktops with 1 & ½ bowl sink & plumbing for dishwasher & range cooker space. Fireplace with range & high cornice ceiling. Window to rear & door to:

## UTILITY/BOOT ROOM 4.57m x (2.70m max) 1.78m (14'11" x (8'10" max) 5'10")

Fitted cupboards & plumbing for washing machine. Worcester gas boiler. Window to side, doors to outside &:

## WASHROOM/WC 2.49m x 1.58m (8'2" x 5'2")

Washbasin & WC. Window to rear.

## FIRST FLOOR LANDING

Staircase to upper floor.

## BEDROOM1 (VIEWS) 4.90m x 4.27m overall (16'0" x 14'0" overall)

High cornice ceiling, window to front, doors to EN SUITE &:

## DRESSING ROOM (VIEWS) 3.87m x 1.97m (12'8" x 6'5")

Window to front.

## En-SUITE SHOWER ROOM

Shower cubicle, washbasin & WC.

## BEDROOM 2 (VIEWS) 4.93m x 3.51m overall (16'2" x 11'6" overall)

High cornice ceiling, window to front & door to:

## EN SUITE BATHROOM

Under-floor heating with panelled bath, washbasin & WC.

## BEDROOM 3. 4.65m x 4.01m overall (15'3" x 13'1" overall)

High cornice ceiling, window to rear & door to:

## EN SUITE BATHROOM (Measurements included in overall)

Panelled bath, washbasin & WC. Window to rear.

## BEDROOM 4. 4.70m x 3.63m overall (15'5" x 11'10" overall)

High cornice ceiling, window to rear & door to:

## EN SUITE BATHROOM (Measurements included in overall)

Under-floor heating with panelled bath, washbasin & WC.

## UPPER LANDING

Eaves store cupboard, built-in cupboard & hot-water cylinder airing cupboard.

## BEDROOM 5 (VIEWS) 3.88m min x 3.26m (12'8" min x 10'8" )

Walk-in dormer window to front & doorway to Bedroom 6 & door to:

## En-SUITE SHOWER ROOM 2.29m x 1.97m (7'6" x 6'5")

Shower cubicle, washbasin & WC. Built-in hot-water cylinder airing cupboard & Velux window.

## BEDROOM 6 (VIEWS) 3.27m x 3.11m (10'8" x 10'2")

Dormer window to front.

## BEDROOM 7 (VIEWS) 3.75m x 2.98m (12'3" x 9'9")

Dormer window to front.

## BATHROOM 3.01m x 2.68m (9'10" x 8'9")

Panelled bath, washbasin & WC. Velux window & hatch to eaves store cupboard.

## OUTSIDE FRONT

Enclosed with stone boundary wall & iron railings & gate to a lawned area with stone flagged patio.

## OUTSIDE REAR

Accesses via Darlington Road - the lane leads to a large enclosed lawned garden with established trees & flagged patio area – electric supply. PARKING area &:

## STUDIO/WORKSHOP 4.59m x 3.10m (15'0" x 10'2")

Bespoke built & insulated with light & power.

## Enclosed PATIO COURTYARD

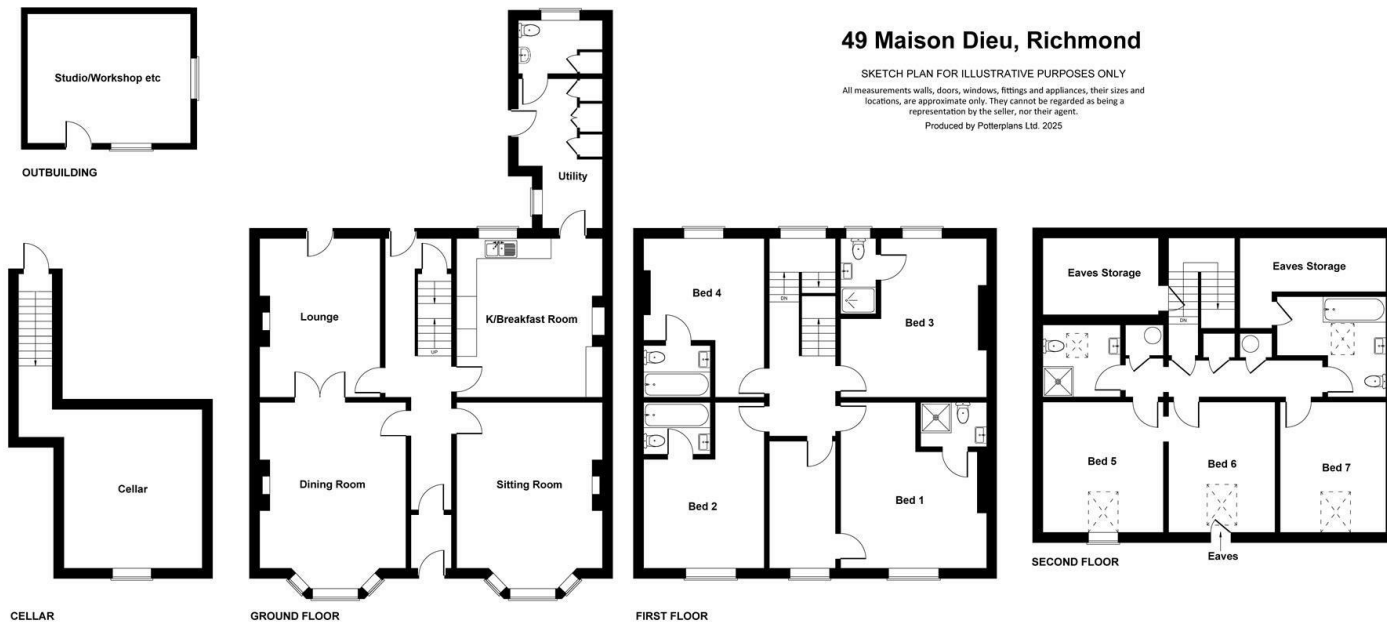
A lovely, screened Al Fresco space to relax in.


## NOTES

- (1) Freehold
- (2) Council Tax Band: Currently B
- (3) EPC: 66-D
- (4) Gas Central heating
- (5) Mains Water, Electricity, Gas & Drainage



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	<b>77</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions		Current	Potential
(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>			
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