

2 Dalton Fields, Newsham



2 Dalton Fields, Newsham, Richmond

Offers in The Region of: £549,950

Forming part of this exclusive development, approached via a gravelled tree lined driveway and being surrounded by open countryside, this most impressive conversion sits in generous private gardens and features well planned and flexible living spaces that retain a wealth of original features. To the ground floor there is a living room with a log burning stove, a large dining kitchen, a utility room, a cloakroom, a snug and a double bedroom with an ensuite shower room. The first floor features the house bathroom and two large double bedrooms, the master having an ensuite shower room. Externally there is a gravelled parking area accessed through a five bar gate and leading to a large garage and generous mature gardens that have been lovingly developed over recent years. An early inspection is essential to appreciate the property on offer.



Entrance Hallway:

The stone flagged hallway has a radiator and a double glazed window to the front of the property.

Living Room:

The large dual aspect living room has a double glazed window and a feature arched window looking out to the courtyard. There are two radiators, a TV point, and a pair of glazed doors opening into the dining kitchen. The central focus of the room is the feature stone fireplace which houses the log burning stove.

Dining Kitchen:

With ample space for a large dining table, the impressive kitchen features a vaulted ceiling with exposed trusses. It is fitted with a range of quality oak wall and base units with soft close fittings and granite work surfaces. Integrated into the units are a Belfast sink, a dishwasher, a fridge and an Aga. There are two radiators, Amtico flooring, a TV point, a large larder unit and double glazed windows to the front and rear. A door gives access to the courtyard.

Utility Room:

Fitted with wall units and granite countertops. There is plumbing for a washing machine, space for a tumble drier, a radiator, Amtico flooring, a Grant oil fired boiler (fitted December 2022) and a door to the garden.

Cloakroom:

Fitted with a WC, a wash hand basin, a radiator, Amtico flooring and useful shelving.

Bedroom:

Currently used as a home office, the double bedroom has a radiator, an under stairs storage cupboard, a radiator and a double glazed window.

The **Ensuite** has a WC, a wash hand basin and a shower enclosure.

Snug/Living Room:

A great additional reception room which makes a lovely space for relaxing having an open aspect to the garden through the arched doors that open out to the patio. There is a radiator, a TV point and a double glazed window.

First Floor Landing:

With a double glazed window and loft access.

Bedroom:

A large triple aspect double bedroom having an impressive vaulted ceiling with exposed roof trusses. There are double glazed windows to three elevations giving views over the gardens and countryside beyond, a TV point, a built in wardrobe and two radiators.

The **Ensuite** is fitted with a shower enclosure, a WC and a wash hand basin.



Bedroom:

A large double bedroom again with a vaulted ceiling and having a window overlooking the garden and two roof windows. There is a range of fitted wardrobes and drawers, a dressing table and two radiators.

Bathroom:

Fitted with a white suite that comprises a bath with a shower attachment, a WC and a wash hand basin.

External

The property forms part of an exclusive development of high quality conversions set around a central courtyard. The development is approached via a private tree lined gravelled driveway that leads to a communal parking area.

Number 2 has a private gated gravelled driveway providing parking for a number of cars.

The large garage has an electric roller door, roof insulation, a personnel door and fitted workbenches.

The generous, mature and well tended gardens run to three sides of the property and have been lovingly developed over a number of years. There are a number of planted beds, mature trees, fruit trees, a timber greenhouse, garden shed and two water taps. The gardens enjoy the sun throughout the day and feature two paved seating areas.





Additional Information

The postcode is DL11 7RF and the Council Tax Band is F.

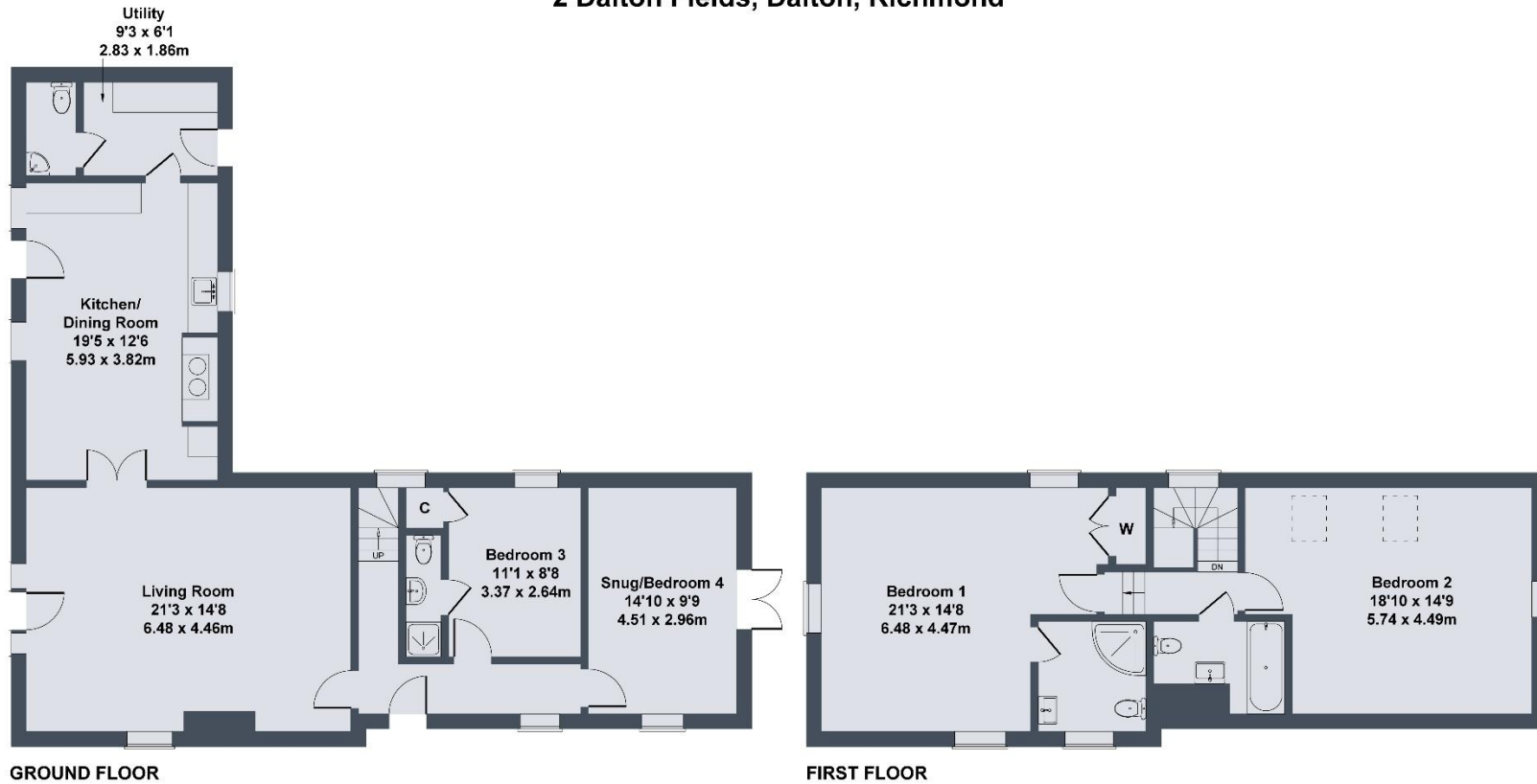
The property benefits from oil fired central heating with the Grant boiler being located in the utility room. The boiler was fitted in December 2022 and is serviced annually.

There is a maintenance fee of approximately £60 per month which is used to manage the communal areas/driveway and drainage system. This is managed by the Residents Association/Committee which ensures funds are directly used to maintain the site. Drainage is via a sewage treatment tank for the development included in the monthly charge.

The development is conveniently positioned 7.5 miles from Richmond and 7 miles from Barnard Castle.



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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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