



1.9 Miles From Richmond, North Yorkshire, DL10 4HP
Offers over £350,000



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2 (TWO) UNIQUE & VERY DESIRABLE Single-Storey BARN CONVERSIONS & 5.61m x 4.78m (18'4" x 15'8") WORKSHOP Etc BUILDING (Cavity-wall), Large Courtyard, Carport & Stunning VIEWS. Suit Variety of uses: LIVE-WORK Opportunity, HOME with ANNEX ACCOMMODATION or HOLIDAY LET etc.

**BROKES BARN (Barn 1): Lovely Vaulted 8.39m x 4.14m max (27'6" x 13'6") KITCHEN, DINING & LIVING ROOM, 2 BEDROOMS & BATH/SHOWER ROOM.

**The CHICKEN SHED (Barn 2): LIVING-KITCHEN, Double BEDROOM with En-Suite BATH/SHOWER ROOM & En-Suite ROBE-STORE.

The Properties overlook open countryside & farmland, just 1.5 miles from historic RICHMOND, excellent access to the A1(M) & A66 Trans Pennine Route at Scotch Corner, about 6 miles. Mainline station at DARLINGTON about 15 miles - LONDON Kings Cross circa 2 hours 20 minutes. The unspoilt Yorkshire Dales National Park is on the doorstep.

BROKES BARN

HALL

Built-in cupboard with hot-water cylinder. Truss beam ceiling & recessed double-glazed window to front.

KITCHEN, DINING & LIVING ROOM 8.39m x 4.14m max (27'6" x 13'6" max)

Part-vaulted with down-lighting & comprising:

KITCHEN & DINING AREA

Fitted with wall & floor units including rotary unit with worktops & inset twin bowl sink; integrated Bosch electric oven, ceramic hob with extractor over, microwave, fridge & freezer, dishwasher & washing machine. Drinks bar unit & breakfast bar. Recessed chamfered window to front & open to:

LIVING AREA (VIEWS)

Multi-fuel stove, recessed double-glazed windows to front & rear, & double-glazed patio doors to rear with great views.

INNER HALL

BEDROOM 1. 3.84m x 2.29m min (12'7" x 7'6" min)

Vaulted truss beam ceiling & recessed double-glazed windows to front & rear.

BEDROOM 2. 2.79m x 2.77m (9'1" x 9'1")

Truss beam ceiling & recessed double-glazed window to rear.

BATH/SHOWER ROOM 2.36m max (1.83m) x 2.15m max (7'8" max (6'0") x 7'0" max)

Panelled bath with bar shower over, recess & inset washbasin with drawers under & WC. Recessed chamfered double-glazed window to rear.

THE CHICKEN SHED

LIVING-KITCHEN (VIEWS) 4.78m min x 3.25m (15'8" min x 10'7")

Wall & floor units with worktops, inset sink & electric oven with ceramic hob, integrated fridge & dishwasher. Part Oak flooring & open to Living Area with moulded ceiling relief & down-lighting, display shelving & contemporary electric fire. 2 recessed chamfered double-glazed windows to front & double-glazed door with side screens to rear with great views. Door to:

Double BEDROOM (VIEWS) 3.32m x 3.20m (10'10" x 10'5")

Moulded ceiling relief, double-glazed chamfered side window & door to rear with great views. Doors to:

EN-SUITE BATH/SHOWER ROOM 2.01m x 1.47m (6'7" x 4'9")

Panelled bath with Mira shower over, inset washbasin with cupboards & inset WC. Travertine style tiling & double-glazed chamfered front window.

EN-SUITE WARDROBE 1.35m x 1.17m (4'5" x 3'10")

Walk-in wardrobe with light point.

OUTSIDE

Stone boundary wall to extensive courtyard parking area, rear & side sitting areas &:

WORKSHOP Etc BUILDING 5.61m x 4.78m (18'4" x 15'8")

Cavity-wall built with double-glazed window to rear – Great views, & 2 openings to side.

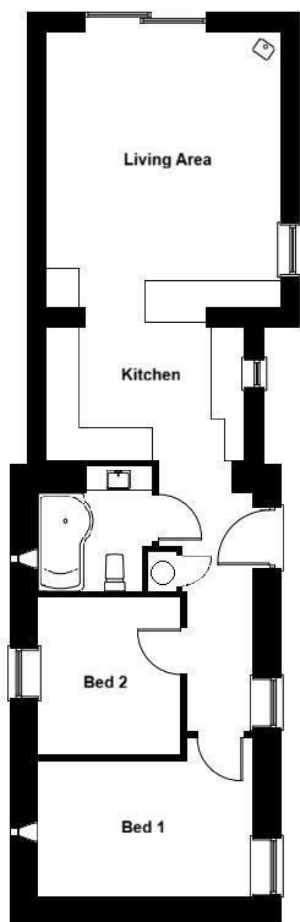
Adjoining CARPORT 4.81m x 2.81m (15'9" x 9'2")

NOTES

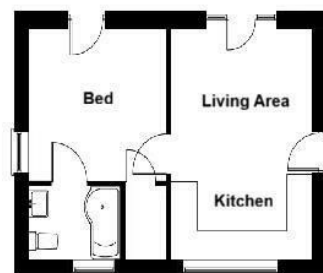
- (1) Freehold
- (2) Mains Water, Electricity & Septic Tank Drainage
- (3) Council Tax Band: Brokes Barn: B & The Chicken Shed: TBC
- (4) EPC: Brokes Barn: 51-E & The Chicken Shed: TBC
- (5) Electric Heating & Double-glazing



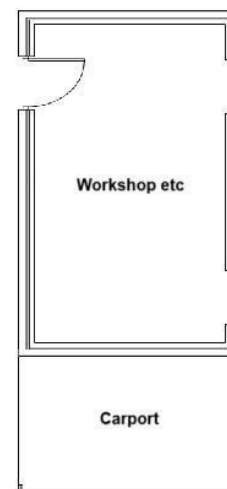
OFFERS OVER £350,000



Brokes Barn



The Chicken Shed



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) 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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