



Harcourt 78 Frenchgate, Richmond, DL10 7AG



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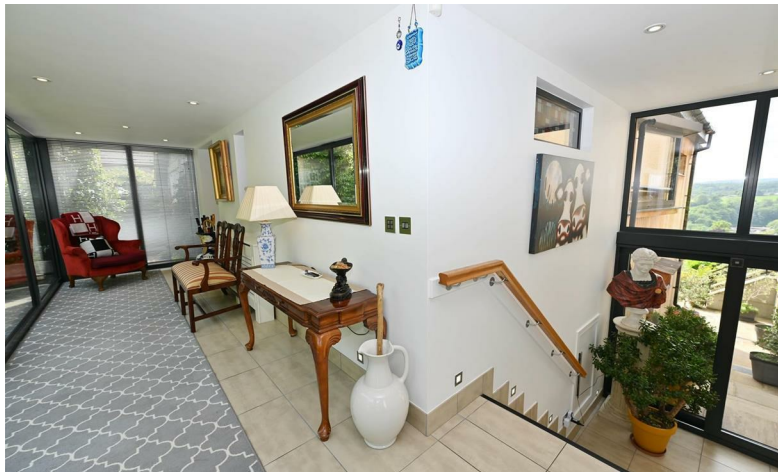


RICHMOND'S FINEST Small Estate, with the Stunning South Facing Panoramic Views – Simply Incomparable: 2 separate, independent houses linked by a glass veranda (Harcourt 224sqm & Frenchgate Head 229sqm – total 453sqm/4,876sqft). IDEAL for 2-household independent living, as one property for larger family use, or as a spectacular Holiday Let. Up to 0.66 Acres of Beautiful South facing Gardens & Grounds. NB: The properties are to be sold together & not independently. The guide price is 'Offers over £950,000'.

HARCOURT (To the left on main image): SITTING ROOM (Spectacular VIEWS), Fabulous Chef's KITCHEN/DINING ROOM (Spectacular VIEWS), CINEMA/ENTERTAINMENTS ROOM & UTILITY ROOM & WASHROOM/WC; BEDROOM 3/OFFICE, 2 large EN SUITE Double BEDROOMS & DRESSING ROOM.

[FRENCHGATE HEAD: SITTING ROOM with BALCONY (Spectacular VIEWS), DINING ROOM (Spectacular VIEWS), Chef's KITCHEN, STUDIO/GYM & GAMES ROOM etc (VIEWS), WINE CELLAR/STORE & UTILITY ROOM; 3 BEDROOMS & 3 BATH/SHOWER ROOMS - £1,000,000]

**Offers over £950,000**



## THE AREA

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', one of the most beautiful & rewarding places to live in the Country. There is excellent A1(M) & A66 access at Scotch Corner (4 miles), Harrogate about 36, York & Newcastle 47 & 49 miles, Leeds 54 & mainline rail station at Darlington 13 miles: LONDON Kings Cross 2 hours 20 minutes.

### Features:

- 'A-92' Energy Rated
- Stunning Kitchen with Gaggenau appliances, Sub-Zero fridges etc
- South Facing with Balconies
- Sonos/Bose Surround Sound System
- Solar & Gas Central Heating - 'B' Energy Efficiency Rated
- Air Conditioning & Full Double-glazing
- Partial under-floor Heating

## ENTRANCE VERANDA 8.00m x 1.94m (26'2" x 6'4")

Full-height glazing & steps to Harcourt Entrance.

## GROUND FLOOR:

### LOBBY

## ENTRANCE HALL 4.39m x 2.38m (14'4" x 7'9")

Staircase to first floor with under-stair store cupboard.

### WASHROOM/WC

## UTILITY ROOM 3.37m x (2.98m max) 1.80m (11'0" x (9'9" max) 5'10")

Wall & floor units with worktop & sink, plumbing for washing machine. Soft-water system, under-floor heating & automatic-lighting. Door to outside.

## INNER HALL

## CINEMA/ENTERTAINMENTS ROOM 4.72m max (4.00m) x 4.03m (15'5" max (13'1") x 13'2")

An air-conditioned room with movie projector & screen, Bose surround sound & Sonos bar. Inset Granite bar unit with fridge & storage.

## Stunning MAIN LIVING SPACE 9.21m x (7.28m max) 6.83m (30'2" x (23'10" max) 22'4")

With a central Dik Geurts 'see-through tunnel' log stove & comprising:

## SITTING ROOM (Spectacular Views) 7.32m max x 4.29m (24'0" max x 14'0")

Convex south facing 'panorama' windows & doors opening onto the rear terrace. Air-conditioned & Bose surround sound. Open to:

## KITCHEN & DINING ROOM (Spectacular Views) 6.83m max x 4.90m (22'4" max x 16'0")

BEAUTIFUL: Full-height South facing sliding doors opening on to an extensive rear balcony – FABULOUS. Extensive range of wall & floor units with Granite worktops & island unit. Blanco sink with boiling tap. Integrated Gaggenau appliances: Induction hob, microwave-oven & warming oven, Sub-Zero fridge & freezer, wine fridge, coffee machine & dishwasher. Full-height South facing sliding doors opening on to a rear balcony.

## FIRST FLOOR:

### LANDING

Built-in storage cupboard with hot-water cylinder & Worcester gas boiler.

## OFFICE (BEDROOM 3) 3.97m max x 2.98m (13'0" max x 9'9")

Including built-in cupboard.

## BEDROOM 1 (Spectacular Views) 4.85m x 4.48m (15'10" x 14'8")

Full-height double-glazed South facing sliding doors opening on to its rear balcony.

## En-Suite BATH/SHOWER ROOM 3.05m x 2.60m (10'0" x 8'6")

Level shower area, panelled bath, washbasin with cupboard & WC.

## En-Suite DRESSING ROOM 4.18 x 2.14m (13'8" x 7'0")

## BEDROOM 2 (Spectacular Views) 5.81m max x 4.64m (19'0" max x 15'2")

Built-in wardrobes & full-height double-glazed South facing sliding doors opening on to its rear balcony.

## En-Suite BATH/SHOWER ROOM 2.39m x 1.65m (7'10" x 5'4")

(Included in Bedroom 2 measurements) Level shower area, washbasin with cupboard & WC.

## OUTSIDE FRONT

Electric gates leading to a secure courtyard parking area.

## OUTSIDE REAR (South Facing)

Classic stone flagged terrace with gardens - about 0.16 acres.

## NOTES

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- (1) Freehold
- (2) Council Tax Band: F
- (3) EPC: A-92
- (4) Solar PV Panels, Gas Central Heating (Partial under-floor heating) & Double Glazing
- (5) Mains Water, Electricity, Gas & Drainage.









Harcourt

Frenchgate Head

Frenchgate Head



Harcourt

Frenchgate Head



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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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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC