

Tithe Barn, Ravensworth



Tithe Barn, Ravensworth

Guide Price: £415,000

With energy efficiency at its heart, this most impressive property forms part of an exclusive development of only five architecturally designed properties close to the centre of this highly regarded and conveniently positioned village. The generous and well planned layout features a living room, a large dining kitchen, a utility room and a cloakroom to the ground floor, with the first floor having three double bedrooms, the master being ensuite and the house bathroom. Externally there is driveway parking, a garage and a lovingly developed South facing garden. Having been improved by the current owners to receive an A Rating in energy efficiency this fantastic property is being offered CHAIN FREE and an early inspection is strongly advised!



Entrance Hallway:

The welcoming hallway has a useful under stairs storage cupboard, a feature staircase, a upvc double glazed window to the front of the property and a tiled floor finish with underfloor heating that runs throughout the ground floor.

Cloakroom:

Fitted with a WC, a wash hand basin and having a upvc double glazed window.

Living Room:

A light filled dual aspect living room having a upvc double glazed window to the front and a set of fully glazed upvc doors opening out to the South facing garden. There is a TV point and underfloor heating.

Dining Kitchen:

With ample space for family dining, the kitchen is fitted with a range of contemporary styled wall and base units that are complimented with soft close fittings and quartz countertops.



Integrated into the units are Bosch appliances that include an induction hob, an eye level oven, a microwave oven, a fridge, a freezer and a dishwasher. There is a breakfast bar area for informal dining and a upvc double glazed window overlooking garden.

The Dining Area has a TV point and a set of fully glazed upvc doors that open out to the garden.

Utility Room/Larder:

Having a sink, storage units, plumbing for a washing machine, space for a tumble drier and useful shelving.

First Floor Landing:

With loft access, a radiator and an airing cupboard.

Bedroom 1:

A dual aspect double bedroom with a upvc double glazed window to the front and a window overlooking the rear garden. There is a TV point and a radiator.

The **Ensuite** is fitted with a WC, a wash hand basin and a corner cubicle with a dual headed rainfall shower. There is a heated towel rail, underfloor heating and a upvc double glazed window.

Bedroom 2:

A double bedroom with fitted wardrobes, a radiator and two upvc double glazed windows overlooking the rear garden.

Bedroom 3:

A double bedroom currently used as a home office. There is a radiator and a upvc double glazed window.

Bathroom:

Fitted with a white suite that comprises a bath with a dual headed rainfall shower over, a WC and a wash hand basin. There is a heated towel rail, a upvc double glazed window and underfloor heating.

External:

Tithe Barn forms part of this exclusive courtyard development of only five properties and sits behind a well stocked forecourt garden.

To the side there is a driveway leading to the garage. A gate gives access to the garden.

The garage has an electric up and over door, a door to the garden and an electric car charging point.

The South facing rear garden has been lovingly developed over recent years and features mature planting, raised fruit and vegetable beds, a wildlife pond and a paved seating area.

There is a communal parking area where the owners have an allocated space.





Additional Information

The postcode is DL11 7EU and the Council Tax Band is E.

The property has been rated A for energy efficiency and has the benefit of air source heating and solar panels with battery storage.

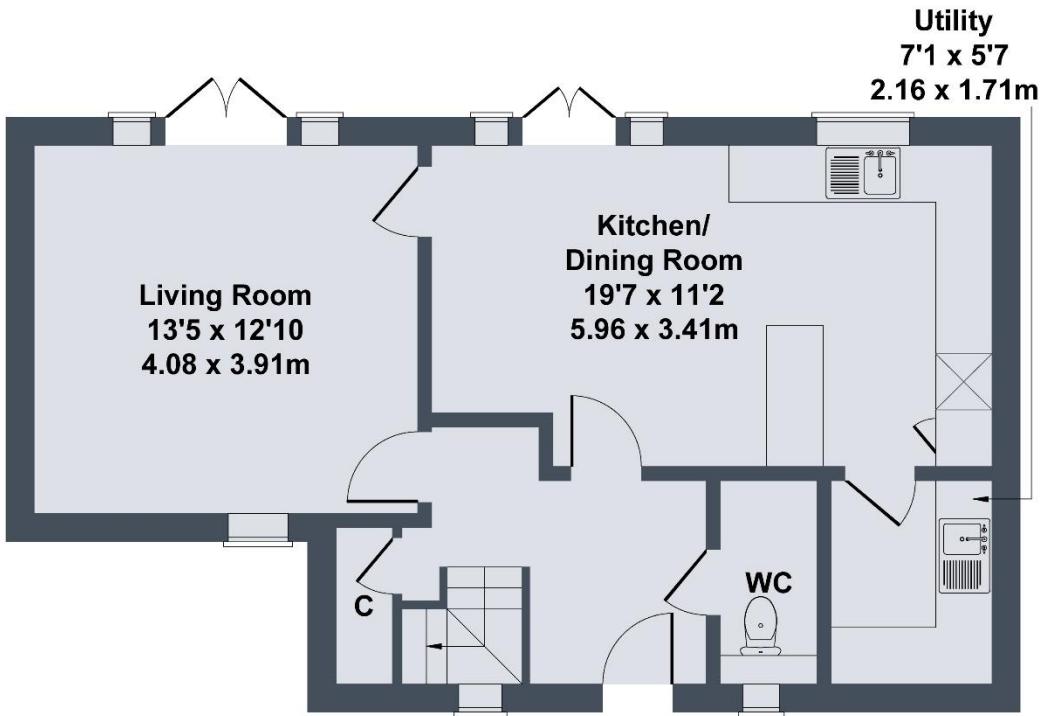
The property benefits from 1 Gbps (1000 Mbps) broadband.

Ravensworth

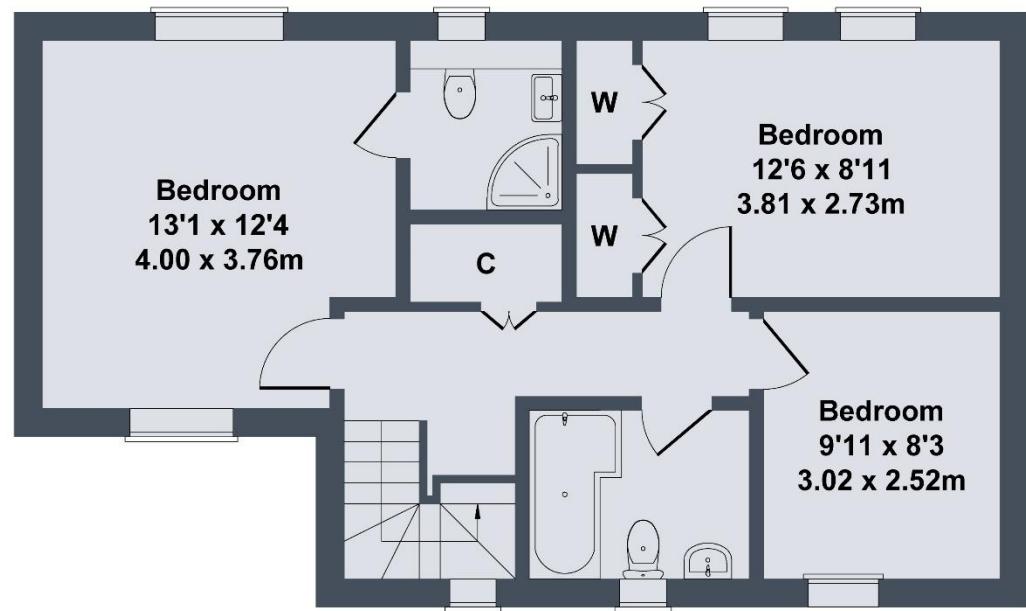
Ravensworth is a highly regarded North Yorkshire village conveniently positioned between the historic market towns of Richmond and Darlington. Close to the Scotch Corner junction of the A1(M) and the A66, it is perfectly positioned for access to the motorway network where Newcastle, Teesside, Leeds and The Lake District are all easily accessed. The east coast mainline train station at Darlington is a 15 minute drive away and the airports of Newcastle, Leeds Bradford and Durham Tees Valley are all within an hours drive.

Ravensworth has a well regarded pub and a primary school with the secondary schools of Richmond a 10 minutes drive away and Independent schools at Barnard Castle, Durham and Yarm all within driving distance.

Tithe Barn, Ravensworth, DL11 7EU



GROUND FLOOR



FIRST FLOOR

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.

Produced by Potterplans Ltd. 2025

15 King Street Richmond North Yorkshire DL10 7AG
 T 01748 821700 F 01748 821431
 E info@irvingsproperty.co.uk W www.irvingsproperty.co.uk