



2 Rose Cottage Caldwell, Richmond, DL11 7QB
£645,000

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STUNNING & BEAUTIFULLY PRESENTED 4 Double Bedroom Semi-detached Home on an overall site (With Paddock) of just over 1 ACRE, plus Grazing Land VIEWS. FABULOUS 7.64m x 6.05m max (25'0" x 19'10") equipped Chef's KITCHEN, DINING & DAY ROOM, 2 further RECEPTION ROOMS, large OFFICE, UTILITY/BOOT ROOM & WASHROOM/WC; (Currently**) 4 Double BEDROOMS, EN SUITE & 'House' BATH/SHOWER ROOM. Lovely GARDENS & AL FRESCO AREAS, GARAGE, Adjoining WORKSHOP/CINEMA ROOM etc & Multi-Vehicle PARKING – Very Highly Recommended.

**NB: FULL PLANNING PERMISSION (ZD24/00705/FULL) to extend the master bedroom & provide a new en-suite & Dressing Room, & to extend the 'House' Bath/Shower Room (Approved February 2025) – See FLOOR PLAN

This attractive village is home to the traditional Brownlow Arms village pub, known for its fine food & ales. The A66 Trans-Pennine Route is about 4 miles, A1(M) & Scotch Corner 7 miles, BARNARD CASTLE 9 miles, Historic RICHMOND 10 miles & DARLINGTON mainline Station 10 miles - 2 hours 20 minutes to LONDON Kings Cross. The unspoilt Teesdale countryside (Area of Outstanding Natural Beauty) & The Yorkshire Dales are readily accessible.

PORCH

Open to:

RECEPTION HALL 5.35m x 2.66m overall (17'6" x 8'8" overall)

An eye-catching entrance with Oak flooring & staircase to first floor.

WASHROOM/WC 2.20m max x 1.07m (7'2" max x 3'6")

Oak flooring, inset push-flush WC & washbasin with cupboard under.

OFFICE 3.93m x 3.26m (12'10" x 10'8")

(Water connected – former Utility/Kitchen) Beamed ceiling & double-glazed windows to front & side.

LOUNGE 5.20m max x 4.58m (17'0" max x 15'0")

A sumptuous room with brick surround fireplace & multi-fuel stove, beamed ceiling, attractive wall panelling & shelved nook. 2 double-glazed windows to front & & double doors to:

SITTING ROOM (VIEWS) 5.35m x 4.44m max (17'6" x 14'6" max)

Stone chimney with cast open fireplace, Oak flooring & beamed ceiling. Double-glazed window to side & double-glazed French doors to rear with grazing land views.

UTILITY/BOOT ROOM 4.74m x 2.51m (15'6" x 8'2")

Fitted cupboard, coats & floor units with worktops & inset sink with plumbing for washing machine & space for dryer under. Oak flooring & Grant oil boiler (New 2022). Double-glazed window & door to outside with grazing land views.

Chef's KITCHEN/DINING & DAY ROOM (VIEWS) 7.64m x 6.05m max (25'0" x 19'10" max)

A STUNNING Light-filled Room, & beautifully finished & equipped 'smart' Kitchen with stylish wall & floor units with Quartz worktops, including pull-out larder unit & pull-out waste unit; inset Belfast sink & island unit/breakfast unit. Integrated induction hob with extractor, eye-level electric oven & separate microwave with warming drawer, 2 fridges, 2 freezers, 2 wine coolers, beer fridge & dishwasher. Oak flooring (Under-floor heating) & down-lighting. Skylight, 2 Velux windows, double-glazed window to rear & 2 sets of corner-opening bi-fold doors with great views, & 'bringing the expansive outside in'.

FIRST FLOOR LANDING

Twin built-in storage cupboards & large, walk-in 2.60m x 1.14m (8'6" x 3'8") store with light point.

NB:

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Double BEDROOM 1 (VIEWS) 5.34m x 4.44m overall (17'6" x 14'6" overall)

Fitted wardrobes, dresser & drawers. Velux window & double-glazed window to rear with great views.

EN SUITE 2.09m x 2.00m (6'10" x 6'6")

(Measurements included in Master Bedroom) Shower cubicle, washbasin & WC. Panelled ledge & Velux window.

Double BEDROOM 2. 5.03m x 2.65m (16'6" x 8'8")

Including wall-to-wall fitted wardrobes with drawers, hanging & shelving space. Double-glazed window to front.

Double BEDROOM 3. 3.31m x 2.75m (10'10" x 9'0")

Including fitted wardrobes with drawers, hanging & shelving space. Double-glazed window to front.

Double BEDROOM 4. 3.28m x 3.27m (10'9" x 10'8")

Including fitted wardrobes with drawers, hanging & shelving space. Double-glazed window to front.

'House' BATH/SHOWER ROOM 3.27m x 1.93m (10'8" x 6'3")

Panelled bath with shower-bar over, washbasin & WC. Down-lighting & window to side.

OUTSIDE FRONT

Stone boundary wall with 5-bar gate to a lawned garden with trees, established shrub beds & border. Outside lighting & power, & double side gates to rear. Extensive gravelled courtyard providing multi-vehicle parking & leading to:

GARAGE 4.59m x 3.15m (15'0" x 10'4")

Electric roller door, down-lighting & double-glazed window to side.

Adjoining WORKSHOP/CINEMA ROOM etc 4.88m x 4.59m (16'0" x 15'0")

Electric roller door, box-shelving down-lighting & electric heaters. Loft storage, door & double-glazed window to side.

Enclosed Rear GARDENS & PADDOCK

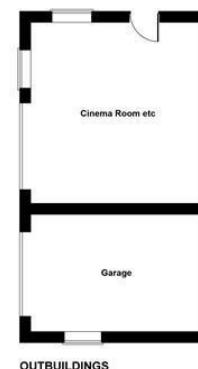
Extensive stone-flagged patio area off the Kitchen, Dining & Day Room – GREAT ENTERTAINING SPACE. Cold-water tap, outside lighting & power. Lawn & fenced paddock with hedge, fence & tree border. The Paddock land extends to just under an Acre.

NOTES

- (1) Freehold
- (2) Council Tax Band: F
- (3) Current EPC Rating: D
- (4) Mains Electricity, Water & Drainage.



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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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	65
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

EU Directive
2002/91/EC

England & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

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