

With LAND



Wandesford Meadow Hudswell, Richmond, DL11 6BQ
£895,000



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ABSOLUTELY STUNNING & Immaculate 'Character' Home with 2.50 ACRES of GARDENS & WILDLIFE MEADOW backing on to Woodland (Less land available if required). EXTENSIVELY REFURBISHED & UPDATED from 2023: Fabulous KITCHEN & DINING ROOM, 7.02m x 5.90m max (23'0" x 19'4") part vaulted SITTING ROOM, 3.97m (13'0") SNUG/OFFICE/HOBBIES ROOM & Large UTILITY/WC; 4 Double BEDROOMS, 'House' BATH/SOWER ROOM & EN SUITE. About 2.50 ACRES in all with 7.41m x 5.57m (24'3" x 18'3") OUTBUILDINGS & FIELD SHELTER, & Detached GARAGE.....VERY HIGHLY RECOMMENDED.

NB: Hudswell is a highly regarded former 'YORKSHIRE VILLAGE OF THE YEAR', situated on the edge of The Yorkshire Dales National Park & close to historic Richmond. There is an award-winning, community pub (The George & Dragon with a small shop) superb scenery & great walks. The A1(M) & A66 at Scotch Corner are just 6.5 miles & Darlington mainline rail station is about 15 miles (2 hours 20 minutes to LONDON Kings Cross).

KITCHEN & DINING ROOM 6.00m x 5.95m (19'8" x 19'6")

Extensive quality range of 'soft-close' wall & floor units, including a feature larder unit & deep built-in storage cupboard. Quartz worktops with inset 1 & ½ bowl sink, island unit with ceramic hob & centred extractor, tower double oven/grill & integrated dishwasher. Karndean 'Limestone' flooring & down-lighting. Eye-catching 11.90m (39'0") vista past the inner hall towards the sitting room. Windows to front & side, & patio doors opening on to a lovely stone-flagged side courtyard area.

INNER HALL

Oak finish flooring & staircase to first floor.

Part Vaulted SITTING ROOM (VIEWS) 7.02m x 5.90m max (23'0" x 19'4" max)

A gorgeous room with Oak finish flooring, wood-stove & down-lighting. Stacked windows to side & rear, & patio doors to rear. Open to:

LIBRARY AREA

SNUG/OFFICE/HOBBY ROOM 3.97m x 2.95m (13'0" x 9'8")

Fitted with a range of wall, cupboard & floor units. Window to front & opening to:

UTILITY/WC 3.97m x 2.95m (13'0" x 9'8")

Worktop with sink, shelved recess & plumbing for washing machine. Washbasin & WC. Dual-fuel HVO Biofuel compatible central heating boiler (NEW 02.04.2025). Window & door to side.

FIRST FLOOR GALLERIED LANDING

Built-in store cupboard & Velux window.

BEDROOM 1 (VIEWS) 3.97m x 3.87m (13'0" x 12'8")

Vaulted with window to rear overlooking the gardens & meadow grounds beyond.

EN SUITE 2.95m max (1.88m) x 1.74m (9'8" max (6'2") x 5'8")

Recessed shower cubicle, inset washbasin with cupboard under & WC. Velux window.

BEDROOM 2. 5.20m x 2.95m (17'0" x 9'8")

Vaulted with Oak finish flooring & window to front.

BEDROOM 3. 4.73m x 2.95m (15'6" x 9'8")

Vaulted with Oak finish flooring & window to front.

BEDROOM 4 (VIEWS) 3.61m x 2.95m (11'10" x 9'8")

Vaulted with windows to rear overlooking the gardens & meadow grounds beyond.

BATH/SOWER ROOM 3.97m x 2.81m (13'0" x 9'2")

Panelled bath with shower over, vanity washbasin with cupboard & drawers & WC. Oak finish flooring, down-lighting & built-in cylinder cupboard.

OUTSIDE FRONT

Low stone boundary wall with gravelled & Tarmac drive/ hardstanding. Outside lighting, power & cold-water tap. Side gates lead to the rear.

Detached GARAGE 5.43m x 3.58m (17'9" x 11'8")

Up & over door, light & power connected.

REAR GARDEN & GROUNDS

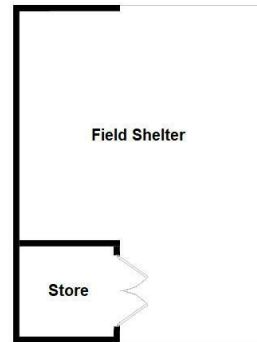
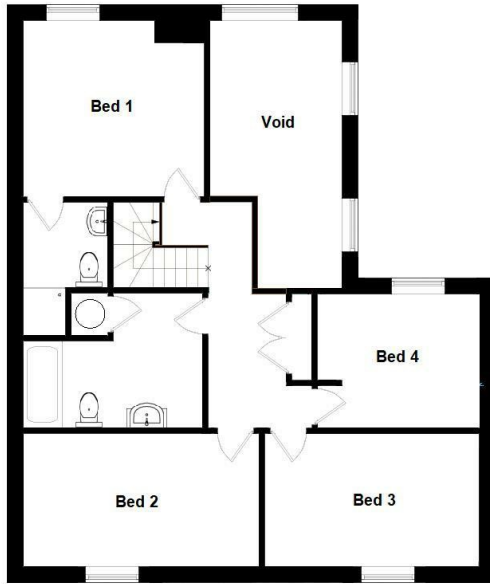
Landscaped with gravel & stone-flagged areas, pergola & raised beds surrounding a stone-flagged seating area, outside lighting & cold-water tap. Beyond is a lawned area with raised beds. Orchard (Apple, Plum & Pear, Damson, Medlar & Cherry), OUTBUILDINGS & FIELD SHELTER (7.41m x 5.57m/24'3" x 18'3") with solar lighting & water connected. Fenced MEADOW & grass FIELD extending to about 2.50 ACRES, including a copse backing on to (& gate to) National Trust Woodland - A True Wildlife Haven.

NOTE

- (1) Freehold
- (2) Council Tax Band: F
- (3) EPC: 63-D
- (4) SERVICES: Mains Electricity, Water & Drainage
- (5) Oil Central Heating (NEW Dual-fuel Boiler 02.04.2025) & Double Glazing
- (6) Planning Permission (Ref: R/27/113D/MNR1) for a 2.48m x 1.45m (8'1" x 4'9") FRONT PORCH



£895,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) 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		
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