



6 Dalton Fields, Newsham, Richmond, Yorkshire, DL11 7RF
£389,950



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STUNNING Barn Conversion in this Discreet, Accessible Holmedale Valley Location - for Sale with 'No Onward Chain'. CHARACTER EVERYWHERE both inside & out. Eye-catching open-plan space with wonderful 8.46m x 7.07m (27'9" x 23'2") light-filled main LIVING AREA, 2 Truss-vaulted Double EN SUITE BEDROOMS, UTILITY/WASHROOM & WC & STORE. Large DOUBLE GARAGE & enclosed South-East GARDEN. Immediate viewing recommended.

Excellent access A66 Trans Pennine Route (1.4 miles) & A1(M) at Scotch Corner 8.7 miles, historic Richmond 7.5 miles, Barnard Castle 7 miles & mainline British Rail Station 17.5 miles - LONDON Kings Cross about 2 hours 20 minutes. The unspoilt Teesdale countryside (Area of Outstanding Natural Beauty) & the Yorkshire Dales National Park are readily accessible.

HALL

UTILITY/WASHROOM & WC 2.19m x 1.53m (7'2" x 5'0")

Including built-in cupboards with plumbing for washing machine & Grant oil boiler (NEW Nov 2023). Washbasin & WC.

Main LIVING AREA 8.46m x 7.07m (27'9" x 23'2")

Fabulous, light-filled & comprising:

Vaulted DAY ROOM 5.25m x (3.42m max) 2.95m min (17'2" x (11'2" max) 9'8" min)

Exposed stonework with cartway arch windows overlooking the South-East facing gardens. Down-lighting & open to:

KITCHEN, LIVING & DINING ROOM 7.07m x 5.04m (23'2" x 16'6")

A great space with Oak flooring & a 'contour-raised' KITCHEN AREA fitted wall & floor units, Beech & Granite worktops, breakfast bar, integrated ceramic hob, eye-level oven, fridge, freezer & dishwasher. Large DINING AREA. Beamed ceiling with down-lighting. 2 double-glazed windows & door to rear. Store (1.32m x 1.00m/4'3" x 3'3") & American Ash spiral staircase to:

FIRST FLOOR

BEDROOM 1. 5.10m x 3.88m overall (16'8" x 12'8" overall)

Truss-beam vaulted ceiling, double-glazed window to rear, glazed block feature & doorway to:

En-Suite BATHROOM

Free-standing bath, washbasin with drawers under & WC. Double-glazed window to front with countryside views.

BEDROOM 2. 5.10m x 3.17m overall (16'8" x 10'4" overall)

Truss-beam vaulted ceiling, double-glazed window to rear & lovely contour doorway to:

En-Suite SHOWER ROOM

Shower cubicle, inset washbasin & WC with cupboards. Double-glazed Velux window.

OUTSIDE

DOUBLE GARAGE 6.11m x 5.73m (20'0" x 18'9")

Light, power & storage over. Twin double doors.

Enclosed South-East GARDEN

Stone boundary walls, full-width flagged patio, lawn with flower/shrub borders, pergola, light, power & cold-water tap

NOTES

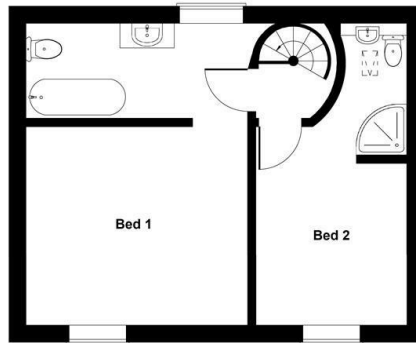
- (1) Freehold
- (2) Mains Water, Electricity & Private Electric Drainage System (Certified).
- (3) Maintenance Charge: Approx £60pcm
- (4) Council Tax Band: D
- (5) EPC: 65-D
- (6) Oil Central Heating (NEW oil boiler Nov 2023) & Double Glazed.



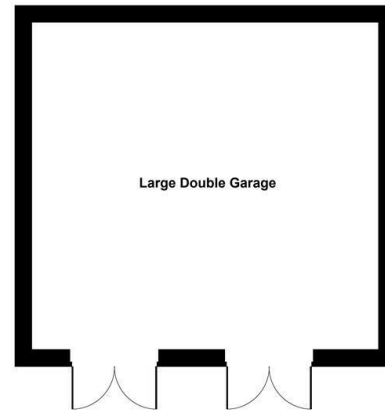
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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
 Produced by Potterplans Ltd. 2026



FIRST FLOOR



GARAGE

Energy Efficiency Rating

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

England & Wales

EU Directive
2002/91/EC



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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