



18 WELLS GREEN, BARTON
Richmond



GSC GRAYS

PROPERTY • ESTATES • LAND

18 WELLS GREEN, BARTON

Richmond, North Yorkshire, DL10 6NH

A superb, stone-fronted, three bedroom end-terrace cottage which is beautifully presented.

ACCOMMODATION

Tucked away in a highly-regarded village with gardens to three sides, this chain-free property offers neutrally-decorated and well-presented accommodation, making it a perfect first-time buy or downsize home.

The generous accommodation briefly comprises an entrance porch, dining kitchen, spacious living room and ground floor w.c as well as a house bathroom and three bedrooms to the first floor, two of which are good-sized doubles.

The house has lovely features including coving detail, a feature gas fire with oak surround within the living room, timber-framed windows and exposed stone walls within the garden. There is also private parking, including a parking space and garage.



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Situation and Amenities

Barton is an attractive village and an ideal base from which to explore the local area with good access to commuting links. This thriving community enjoys its own pub, primary school, church, village hall, village shop and regular bus service. Within a few miles there are a number of highly regarded local restaurants, spas, garden centres/nurseries and historic places.

The nearest main town is Darlington (6 miles away) where there is a full range of supermarkets, shops and services, leisure facilities and schools as well as a main East-Coast line railway station with regular connections to London (about 2hrs 20mins), Newcastle (about 30 mins) and Durham (about 15 mins).

The historic town of Richmond is about 7.5 miles south with its iconic castle and market square and a little further away (16 miles) is Barnard Castle with the well-regarded Barnard Castle School offering independent education for boys and girls aged 3 to 18. There is also further private educational facilities available nearby including Yarm, Aysgarth Preparatory and Queen Mary's School. There are also a number of secondary schools in Richmond and Darlington.

The nearest airports are Teesside International Airport (11 miles) offering a growing number of domestic and international flights; Leeds/Bradford and Newcastle (both about an hour's drive away). The village has excellent links to both the A1 (M) and A66.





Accommodation

The entrance porch has a useful under-stairs storage cupboard and gives access to both the spacious living room and the ground floor cloakroom.

The living room has ample space for seating and dining areas with a feature fireplace and a window overlooking the front garden. There is a spindle staircase to the first floor and double doors to the dining kitchen, which has space for a breakfast table, a dual aspect overlooking the gardens and grey-fronted units with an integral oven and space for white goods. A door leads out to the gardens.

To the first floor, there is a galleried landing with doors leading to the three bedrooms, two of which are good-sized doubles and benefit from fitted wardrobes. There is a single bedroom, currently used as a dressing room but would make an ideal study if desired and houses the airing cupboard.

There is a neutrally-decorated bathroom with a panelled bath with shower above, w.c, basin and heated towel rail.



Gardens and Grounds

The property has low-maintenance gardens to three sides with fenced and walled boundaries, various gravelled and patio seating areas and plenty of space for pots.

There are two raised flower beds within the rear garden and a gate which leads to the open garden to the front of the property, providing additional seating.

We understand there is a right of way over the path to the front of the neighbouring properties.

Garage and Parking

The property benefits from a block-paved driveway providing private parking for one vehicle, leading up to the garage which has an up-and-over door with light and power connected.

Services & Other Information

Gas fired central heating. Mains gas, water, electric and drainage connected.

We understand that there is an easement in place on the title in favour of British Gas to carry out maintenance works, when necessary.

Owners' Insight

"Barton has been a lovely place to live, it's close to the motorway and Darlington.

Our little cul de sac is quiet and the neighbours are friendly. The garden is a lovely little sun trap through the summer. There are some lovely walks from the house and Barton shops great!"

Tenure

The property is believed to be offered freehold with vacant possession on completion.

Viewings

Strictly by appointment with GSC Grays. Telephone: 01748 829 217.

What3words: ///peanut.forge.flocking

Local Authority

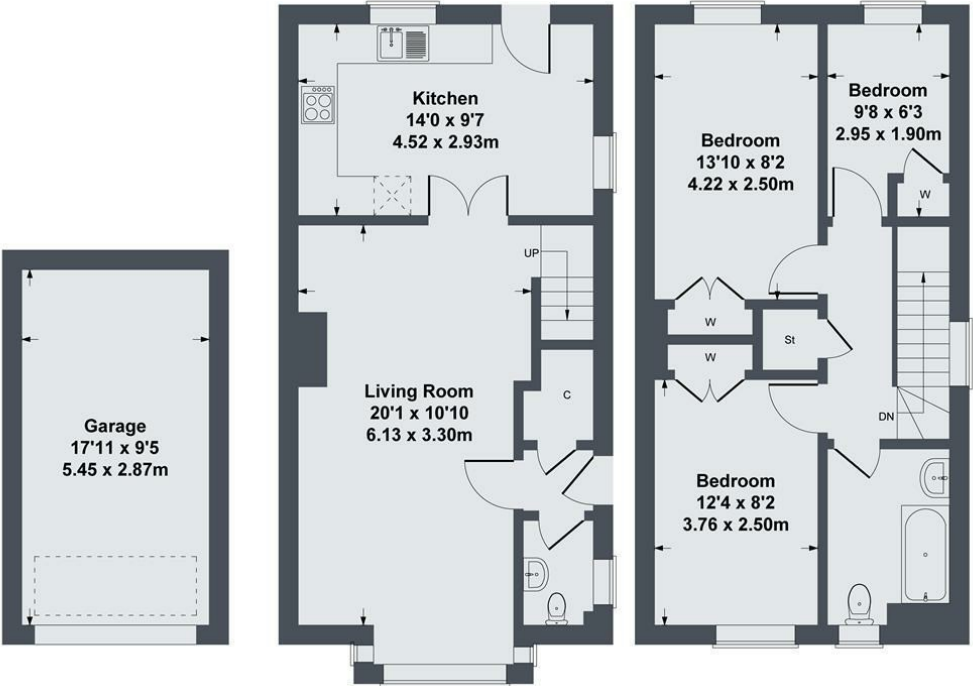
North Yorkshire Council. Council tax band D.

Particulars and Photographs

Particulars prepared and photographs taken October 2025.

18 Wells Green, Barton, Richmond DL10 6NH

Approximate Gross Internal Area
1076 sq ft - 100 sq m
(Including Garage)



GARAGE

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	76
England & Wales		
	EU Directive 2002/91/EC	



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