



Barnfield Croft 5 Carlton Green Farm, Richmond, North Yorks, DL11 7AF
£499,950

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FABULOUS CONVERSION, FABULOUS SETTING & GREAT VIEWS: Character Home (About 139sqm/1,500sqft) updated by the current owners* with showstopping KITCHEN & DINING ROOM, gorgeous SITTING ROOM, Hideaway Galleried OFFICE/SNUG, large HALL & separate WC; 3 good BEDROOMS, BATH/SHOWER ROOM & EN SUITE. Wonderful Enclosed GARDENS & AI Fresco PATIO GARDEN; large 7.78m/25'6" DOUBLE GARAGE & PARKING for several cars. VERY HIGHLY RECOMMENDED & For Sale with No ONWARD CHAIN.

* New Kitchen, 2 electric boilers, new en suite, Solar Panels, ...

Historic RICHMOND about 9 miles, BARNARD CASTLE 12 & Mainline Rail Station about 8 miles (LONDON Kings Cross about 2 hours 20 minutes); A66 about 5 miles & A1(M) at Scotch Corner about 7 miles. The unspoilt Teesdale countryside (Area of Outstanding Natural Beauty) & the Yorkshire Dales National Park are readily accessible.

RECEPTION HALL 3.46m x 2.44m (11'4" x 8'0")

Including built-in storage & coats cupboards, & cupboard with plumbing for washing machine & space for dryer. Oak flooring & staircase to hideaway GALLERIED OFFICE/SNUG (See below).

'2022' KITCHEN & DINING ROOM 5.40m x 4.78m (17'8" x 15'8")

A showstopper with vaulted truss ceilings & fitted with a range of under-lit wall & floor units including pull-out 'larder' unit. Onyx worktops, Belfast sink, & breakfast island with integrated wine cooler. Recessed electric Aga, integrated electric oven & ceramic hob with extractor over, integrated microwave & dishwasher. Oak flooring, recessed double glazed window to front, roof light, double doors opening into the garden & doorway to:

Gorgeous SITTING ROOM 5.70m x 4.74m (18'8" x 15'6")

Vaulted truss ceiling & Oak flooring. Large fireplace with stove & flagged hearth, fitted cupboards, shelving & nook. Recessed double glazed window to front, roof lights & double doors opening into the garden.

INNER HALL 6.27m x 1.15m (20'6" x 3'9")

Vaulted truss ceiling, Oak flooring & shelved recess.

CLOAKS/WC

Washbasin, inset WC & shallow cupboard.

BEDROOM 1. 5.25m x 3.53m min (17'2" x 11'6" min)

Including fitted wardrobes & drawers, vaulted truss ceiling & over-head storage. Recessed double glazed window to rear & door opening into the patio garden.

EN SUITE SHOWER ROOM 2.75m x (2.00m max) 1.53m min (9'0" x (6'6" max) 5'0" min)

Full-width drench shower, vanity washbasin with drawers & WC. Vaulted truss ceiling with roof light, Oak flooring & towel radiator.

BEDROOM 2. 3.76m x 3.56m (12'4" x 11'8")

.Vaulted truss ceiling & Oak flooring. Double doors opening into the patio garden.

BEDROOM 3. 3.36m x 2.75m (11'0" x 9'0")

Oak flooring, recessed double glazed window to rear & door opening into the patio garden.

Large BATH/SHOWER ROOM 3.58m x 1.78m min (11'8" x 5'10" min)

Panelled bath with shower over, 'floating' washbasin & inset WC. Built-in cupboard, Oak flooring, roof light & towel radiator.

FIRST FLOOR

Staircase (with 2 doors to eaves storage areas) to:

Hideaway Galleried OFFICE/SNUG 3.21m plus eaves x 2.30m (10'6" plus eaves x 7'6")

GALLERIED OFFICE/SNUG A lovely hideaway area with truss beams & roof light.

OUTSIDE FRONT

Parking for up to 3-4 cars & driveway leading to:

Large DOUBLE GARAGE 7.78m x 5.86m overall (25'6" x 19'2" overall)

Twin up & over doors, fitted shelving, light & power.

Lovely FRONT GARDEN

Capped stone boundary wall with gate to WEST facing lawned garden with established flower/shrub borders, stone flagged patio, outside light & cold water tap.

AI Fresco REAR PATIO GARDEN

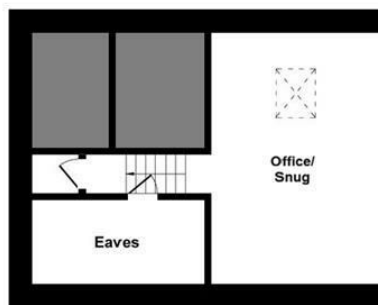
Screened & stone flagged with decked pergola, covered BBQ area, raised stone flower/shrub border, outside light, outside power socket & cold water tap. NB: Barnfield has a right of way for access from the rear.

NOTES

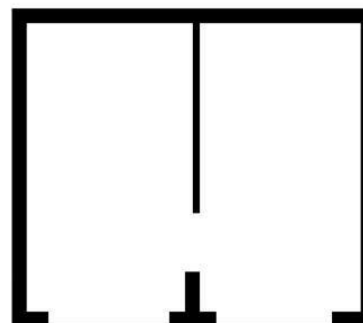
- (1) 16 Solar Panels & Electric Central Heating system
- (2) Shared driveway maintenance charges between 6 dwellings - 16.67% each.
- (3) Council Tax Band: E
- (4) EPC: The current certificate record a 60-D rating, recommending photovoltaic solar panels - the current owners have since installed 16 solar panels.
- (5) NB: Barnfield Croft has a right of way for access from/to the rear.



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FIRST FLOOR



DOUBLE GARAGE



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. 2021

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) 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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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