

# 2 Wellington Place, Richmond



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**Offers in The Region of: £775,000**

Conveniently positioned a short walk into the Market Place and sitting in large mature gardens, this most impressive period property offers excellent potential to create a stunning family home with the added benefit of an annexe and a large outbuilding with scope for a number of uses subject to relevant consents. To the ground floor there are three reception rooms, a garden room, a kitchen, a utility room and a bathroom with the first floor having five bedrooms, the master with a shower, and the house bathroom. Externally there are large South facing walled gardens, driveway parking, an annexe and the large two storey outbuilding. Being offered to the market CHAIN FREE, opportunities of this nature rarely become available and an early inspection is strongly recommended.



### **Entrance Lobby:**

Accessed through a timber panelled door, the lobby has inset coir matting and original parquet flooring.

### **Hallway:**

The large welcoming hallway has original parquet flooring, a radiator, a large cloaks cupboard, an under stairs cupboard and a feature staircase to the first floor.

### **Living Room:**

A large light filled room having a bay window to the front with a South facing aspect overlooking the garden. There is ceiling coving, picture rails, and an open fire with a marble hearth and surround.

### **Dining Room:**

Another large reception room having coving and a ceiling rose, a radiator, picture rails and a fireplace. The South facing bay window overlooks the garden.

### **Study/Play Room/Family Room:**

With fitted cupboards, an electric heater and a window to the side of the property.

### **Kitchen:**

Fitted with a range of wall and base units. Integrated into the units are a gas hob, an eye level oven and a sink unit. There is plumbing for a dishwasher, space for a table for informal dining, an electric heater and a walk in larder cupboard.

### **Bathroom:**

Fitted with a bath with a shower over, a WC and a wash hand basin. There is a heated towel rail and a window.

### **Garden Room:**

A large room having a lovely aspect overlooking the gardens. It has a vaulted ceiling, two electric heaters, three windows overlooking the garden and two sets of sliding doors opening out to the patio seating area.

### **Utility Room:**

With a sink, an electric heater, plumbing for a washing machine and doors to the rear and side of the property.

### **First Floor Landing:**

The galleried landing has a large window to the rear of the property, a radiator and loft access.



### **Bedroom:**

A large double bedroom with two windows to the front overlooking the garden and having a view of The Castle keep. There is a radiator, picture rails, a wash hand basin and a shower enclosure.

### **Bedroom:**

A large double bedroom with two windows to the front overlooking the garden and The Castle keep, picture rails and a radiator.

### **Bedroom:**

A double bedroom a range of built in wardrobes, two windows to the side of the property, a large walk in storage cupboard and a radiator.

### **Bedroom:**

A double bedroom with a radiator, a wash hand basin and two windows overlooking the garden.

### **Bedroom:**

Ideal as a fifth bedroom or study and having a window to the front overlooking the garden.

### **Bathroom:**

Fitted with a white suite that comprises a bath, a WC and a wash hand basin. There is a heated towel rail and a window.





### **External:**

The property sits in large South facing mature walled gardens with a number of well stocked planted beds, rose gardens and a fruit garden. There are two neat lawns and a paved seating area.

To the rear there is a driveway providing off street parking that leads to the large two storey outbuilding.

To the ground floor there is an electric up and over door that gives access to a large room with windows to the front of the property.

To the first floor there are two large rooms again with windows to the front. The building would be perfect for additional living spaces or conversion subject to relevant consents.

There is a single storey annexe with three rooms and a toilet that would be perfect for those looking to work from home, for hobby rooms or workshops.

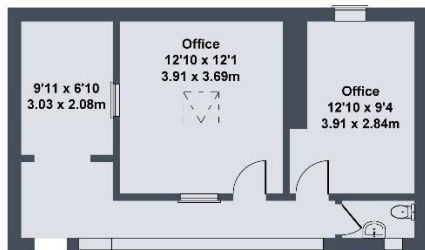
### **Additional Information:**

The postcode is DL10 4AP and the Council Tax Band is G.

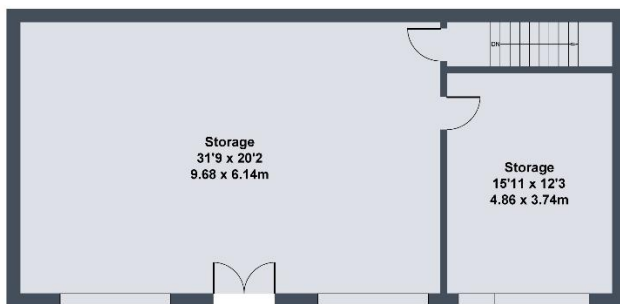
The property has a mixture of electric and gas central heating. The Worcester gas central heating boiler is located in the rear lobby area.



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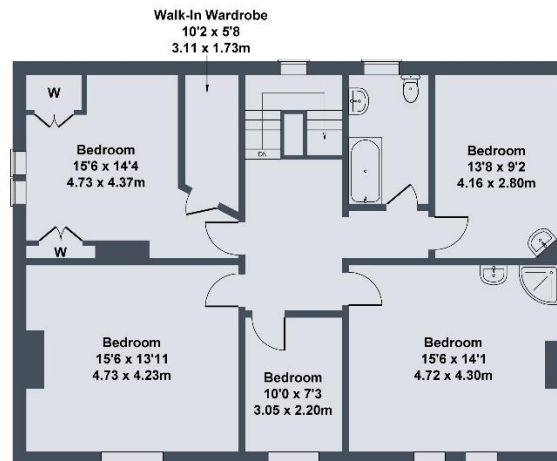
OUTBUILDING



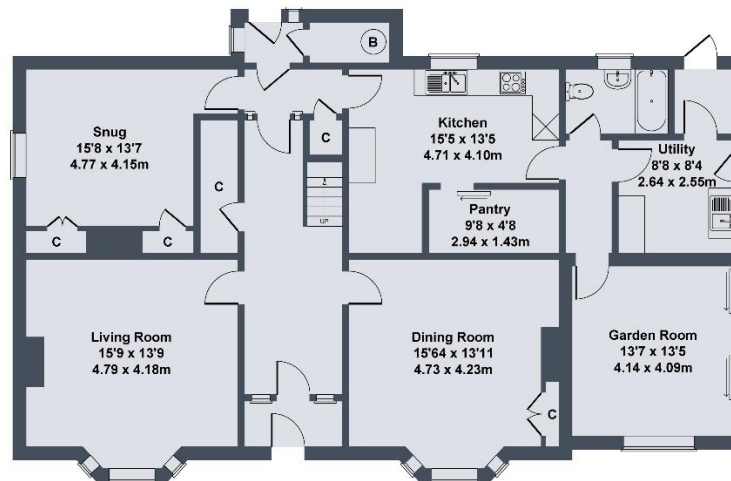
GARAGE FIRST FLOOR



GARAGE GROUND FLOOR



FIRST FLOOR



GROUND 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.

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