



Theakston Cottage Comfort Lane, Richmond, North Yorkshire, DL10 5LA
Offers over £550,000



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Location, Location, Location - VERY DESIRABLE BARN CONVERSION with 7.22m x 3.44m (23'8" x 11'3") WORKSHOP, 3 STABLES, PADDOCKS, a MENAGE ARENA, & a Private South-West GARDEN - About 1.5 acres in all. For Sale with NO ONWARD CHAIN.

Sumptuous SITTING ROOM, KITCHEN/BREAKFAST ROOM, separate DINING ROOM, UTILITY & WASHROOM/WC; Ground-floor BEDROOM (1) & Large EN SUITE, 3 First-floor BEDROOMS & BATH/SHOWER ROOM (Bed 3/OFFICE). Front PARKING AREA & extensive GARDENS with Stunning VIEWS. Solar & Oil Central heating. Highly Recommended.

Very accessible yet discreet location: Surrounded by open countryside & farmland, about 5 miles from historic RICHMOND & about 12 miles to BARNARD CASTLE, with excellent access to the A66 Trans Pennine Route (1.5 miles) & the A1(M) at Scotch Corner, about 5 miles. Mainline station at DARLINGTON about 13 miles - LONDON Kings Cross circa 2 hours 20 minutes. Ravensworth is about 2 miles (The Bay Horse Pub & Primary School). The unspoilt Teesdale countryside (Area of Outstanding Natural Beauty) & the Yorkshire Dales National Park are readily accessible.

COVERED PORCH

HALL 2.76m x 1.49m (9'0" x 4'10")

Doors to Kitchen/Breakfast Room, Dining Room &:

INNER HALL

(See below)

KITCHEN/BREAKFAST ROOM 5.49m max x 4.94m (18'0" max x 16'2")

Fitted with a range of under-lit Oak wall & floor units & fitted store cupboards with electric bar heater. Rangemaster stove, inset sink & plumbing for dishwasher. UPVC double-glazed windows to front & rear, & door to:

UTILITY ROOM 2.67m x 1.85m

Fitted with Oak wall & floor units & store cupboards. Inset sink & plumbing for washing machine. Worcester oil boiler. Door to rear.

INNER HALL

WASHROOM/WC 1.58m x 1.19m (5'2" x 3'10")

Washbasin & WC.

SITTING ROOM 5.61m x 5.46m (18'4" x 17'10")

Including staircase to first-floor. A lovely room with fireplace & multi-fuel stove, down-lighting & UPVC double-glazed windows to front & rear.

Double BEDROOM 1. 3.89m x 3.62m (12'9" x 11'10")

Fitted wardrobes, drawers & cupboards. UPVC double-glazed window overlooking the south-west Garden & door to:

EN SUITE SHOWER ROOM 3.17m x 1.83m (10'4" x 6'0")

Full-width shower cubicle, inset washbasin & inset WC with built-in cupboards. Down-lighting & towel-radiator.

FIRST-FLOOR

Ceiling beam.

Double BEDROOM 2. 4.73m max x 3.06m (15'6" max x 10'0")

Ceiling beam & UPVC double-glazed window to front with a pleasant outlook.

Double BEDROOM 3. 4.68m max x 2.34m (15'4" max x 7'8")

Ceiling beam, stair-plinth & UPVC double-glazed window to rear.

BEDROOM 4/OFFICE 2.30m x 1.83m (7'6" x 6'0")

Vaulted beamed ceiling with over-storage. UPVC double-glazed window to side.

BATH/SHOWER ROOM 2.77m x 2.07m (9'1" x 6'9")

Panelled bath, shower cubicle, washbasin with built-in cupboards & WC. Towel-radiator, vaulted beamed ceiling with 2 Velux windows.

OUTSIDE FRONT

Gravelled parking area & stone wall to gravelled garden area with outside lighting.

Enclosed REAR GARDEN

South-West facing & lawned with screen hedging, flower/shrub beds & borders. Flagged patio, raised fruit/vegetable beds, cold-water tap & outside lighting. Useful stone & block SHED 2.57m x 2.03m () with light & power.

THE LAND, OUTBUILDINGS & MENAGE

Gravelled driveway with gate to an extensive gravelled forecourt area. Beyond are the WORKSHOP & STABLE BLOCKS, Silica/rubber MENAGE ARENA, & the PADDOCKS:

WORKSHOP & STORE 10.88m x 3.66m externally (35'8" x 12'0" externally)

Light, power & alarmed.

STABLE BLOCK 11.90m x 3.68m externally (39'0" x 12'0" externally)

3 Stables & Tack Room. Water connected.

KENNELS

Silica/Rubber MENAGE ARENA

PADDOCKS

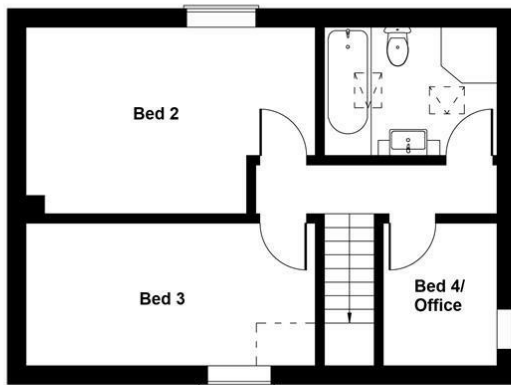
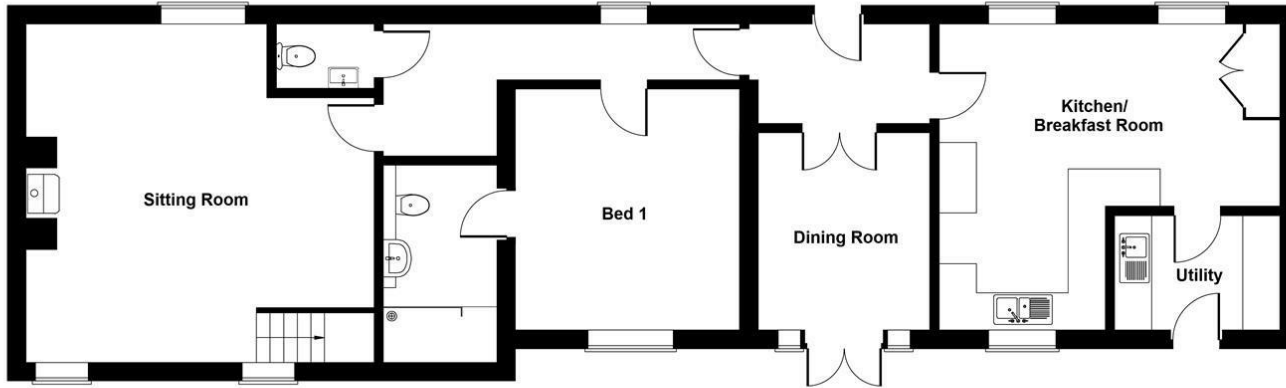
2 fenced & grassed Paddocks.

NOTES

- (1) Freehold
- (2) Mains Water, Electricity & Drainage
- (3) Council Tax Band: F
- (4) EPC: 76 C
- (5) Oil Central Heating System & Solar.

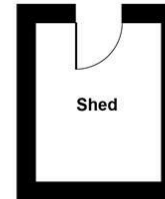


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FIRST FLOOR

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.
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OUTBUILDING

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	76	
(55-68) D		
(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>		

England & Wales EU Directive 2002/91/EC

