

# With LAND



Wandesford Meadow Hudswell, Richmond, DL11 6BQ  
£895,000



# Wandesford Meadow Hudswell, Richmond, DL11 6BQ

ABSOLUTELY STUNNING & Immaculate 'Character' Home with 2.50 ACRES of GARDENS & WILDLIFE MEADOW backing on to Woodland (Less land available if required). EXTENSIVELY REFURBISHED & UPDATED from 2023: Fabulous KITCHEN & DINING ROOM, 7.02m x 5.90m max (23'0" x 19'4") part vaulted SITTING ROOM, 3.97m (13'0") SNUG/OFFICE/HOBBIES ROOM & Large UTILITY/WC; 4 Double BEDROOMS, 'House' BATH/SHOWER ROOM & EN SUITE. About 2.50 ACRES in all with 7.41m x 5.57m (24'3" x 18'3") OUTBUILDINGS & FIELD SHELTER, & Detached GARAGE.....VERY HIGHLY RECOMMENDED.

NB: Hudswell is a highly regarded former 'YORKSHIRE VILLAGE OF THE YEAR', situated on the edge of The Yorkshire Dales National Park & close to historic Richmond. There is an award-winning, community pub (The George & Dragon with a small shop) superb scenery & great walks. The A1(M) & A66 at Scotch Corner are just 6.5 miles & Darlington mainline rail station is about 15 miles (2 hours 20 minutes to LONDON Kings Cross).

## KITCHEN & DINING ROOM 6.00m x 5.95m (19'8" x 19'6")

Extensive quality range of 'soft-close' wall & floor units, including a feature larder unit & deep built-in storage cupboard. Quartz worktops with inset 1 & ½ bowl sink, island unit with ceramic hob & centred extractor, tower double oven/grill & integrated dishwasher. Karndean 'Limestone' flooring & down-lighting. Eye-catching 11.90m (39'0") vista past the inner hall towards the sitting room. Windows to front & side, & patio doors opening on to a lovely stone-flagged side courtyard area.

## INNER HALL

Oak finish flooring & staircase to first floor.

## Part Vaulted SITTING ROOM (VIEWS) 7.02m x 5.90m max (23'0" x 19'4" max)

A gorgeous room with Oak finish flooring, wood-stove & down-lighting. Stacked windows to side & rear, & patio doors to rear. Open to:

## LIBRARY AREA

## SNUG/OFFICE/HOBBY ROOM 3.97m x 2.95m (13'0" x 9'8")

Fitted with a range of wall, cupboard & floor units. Window to front & opening to:

## UTILITY/WC 3.97m x 2.95m (13'0" x 9'8")

Worktop with sink, shelved recess & plumbing for washing machine. Washbasin & WC. Dual-fuel HVO Biofuel compatible central heating boiler (NEW 02.04.2025). Window & door to side.

## FIRST FLOOR GALLERIED LANDING

Built-in store cupboard & Velux window.

## BEDROOM 1 (VIEWS) 3.97m x 3.87m (13'0" x 12'8")

Vaulted with window to rear overlooking the gardens & meadow grounds beyond.

## EN SUITE 2.95m max (1.88m) x 1.74m (9'8" max (6'2") x 5'8")

Recessed shower cubicle, inset washbasin with cupboard under & WC. Velux window.

## BEDROOM 2. 5.20m x 2.95m (17'0" x 9'8")

Vaulted with Oak finish flooring & window to front.

## BEDROOM 3. 4.73m x 2.95m (15'6" x 9'8")

Vaulted with Oak finish flooring & window to front.

## BEDROOM 4 (VIEWS) 3.61m x 2.95m (11'10" x 9'8")

Vaulted with windows to rear overlooking the gardens & meadow grounds beyond.

## BATH/SHOWER ROOM 3.97m x 2.81m (13'0" x 9'2")

Panelled bath with shower over, vanity washbasin with cupboard & drawers & WC. Oak finish flooring, down-lighting & built-in cylinder cupboard.

## OUTSIDE FRONT

Low stone boundary wall with gravelled & Tarmac drive/ hardstanding. Outside lighting, power & cold-water tap. Side gates lead to the rear.

## Detached GARAGE 5.43m x 3.58m ( 17'9" x 11'8")

Up & over door, light & power connected.

## REAR GARDEN & GROUNDS

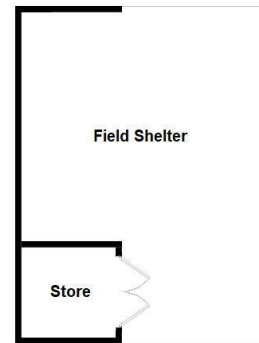
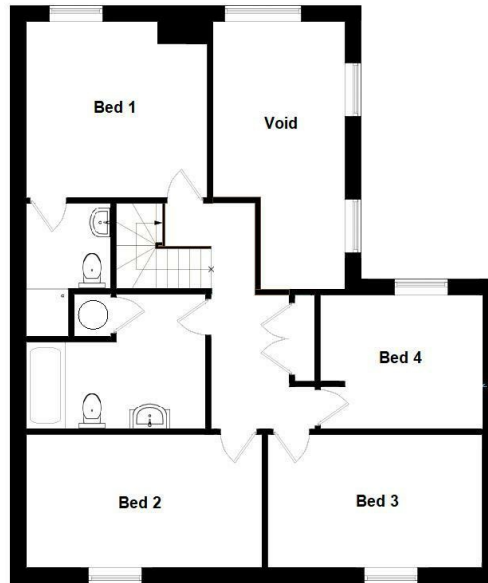
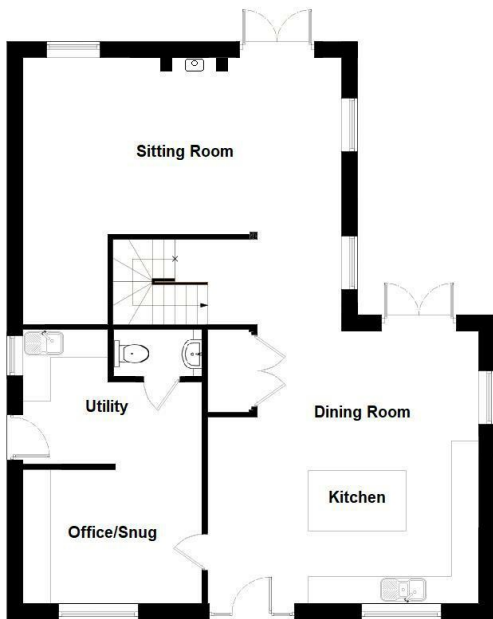
Landscaped with gravel & stone-flagged areas, pergola & raised beds surrounding a stone-flagged seating area, outside lighting & cold-water tap. Beyond is a lawned area with raised beds. Orchard (Apple, Plum & Pear, Damson, Medlar & Cherry), OUTBUILDINGS & FIELD SHELTER (7.41m x 5.57m/24'3" x 18'3") with solar lighting & water connected. Fenced MEADOW & grass FIELD extending to about 2.50 ACRES, including a copse backing on to (& gate to) National Trust Woodland - A True Wildlife Haven.



## NOTE

- (1) Freehold
- (2) Council Tax Band: F
- (3) EPC: 63-D
- (4) SERVICES: Mains Electricity, Water & Drainage
- (5) Oil Central Heating (NEW Dual-fuel Boiler 02.04.2025) & Double Glazing
- (6) Planning Permission (Ref: R/27/113D/MNR1) for a 2.48m x 1.45m (8'1" x 4'9") FRONT PORCH



**£895,000**



| Energy Efficiency Rating  |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs                     |   |           |
| (92 plus) <b>A</b>  |   |           |
| (81-91) <b>B</b>  |   |           |
| (69-80) <b>C</b>  |   | <b>75</b> |
| (55-68) <b>D</b>  | <b>63</b>   |           |
| (39-54) <b>E</b>  |   |           |
| (21-38) <b>F</b>  |   |           |
| (1-20) <b>G</b>   |   |           |
| Not energy efficient - higher running costs                     |   |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC    |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |   |           |
|   | Current   | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |           |
| (92 plus) <b>A</b>  |   |           |
| (81-91) <b>B</b>  |   |           |
| (69-80) <b>C</b>  |   |           |
| (55-68) <b>D</b>  |   |           |
| (39-54) <b>E</b>  |   |           |
| (21-38) <b>F</b>  |   |           |
| (1-20) <b>G</b>   |   |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC  |           |

