



Attractive stone built house with south facing gardens

Ivy House, Newsham, Richmond, North Yorkshire, DL11 7RD

Freehold

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Three Reception rooms • Four Bedrooms • Two Bathrooms • Kitchen/Breakfast room • Utility room, WC • Large Gardens • Detached Garage • Outline planning permission for detached dwelling.

Local information

Barnard Castle 6.7 Miles,
Richmond 10 Miles, Darlington
16.7 miles, Northallerton 24 Miles,
Harrogate 50.2 Miles, York 54.4
Miles.

The property is located in a desirable village location. A charming North Yorkshire village with an active community and village hall. The area is well served by excellent state and independent schools at Richmond and Barnard Castle. The unspoilt countryside of the Teesdale are of Outstanding Natural Beauty and the Yorkshire dales National Park are close at hand. Conveniently located within easy access of the A66 and the A1 at Scotch Corner is just a few miles away. Darlington's train station provides an excellent link to London and Edinburgh along the East Coast mainline. This is complemented by Durham Tees Valley, Newcastle International Airports which offer further communications with the rest of the country and overseas.

The nearby market towns of Barnard Castle and Richmond offer a range of high street and independent shops, bars, restaurants and leisure facilities. The renowned Bowes Museum was built in the 19th Century and houses internationally significant collections of fine and decorative arts.

About this property

Ivy House is an attractive well-presented stone built detached family house which dates back to 1860 with later additions. Having been extended over recent years the house is well designed and proportioned.

The accommodation is approached through a spacious reception hall, with open spindle and baluster staircase giving access to the first floor rooms, the living room and dining room, a wc is fitted with a modern suite.

The well-proportioned living room and dining room are both located at the front of the house, the living room has an impressive limestone fireplace with open fire and stone hearth, bow window to the front and double doors which lead into the garden room, overlooking the superb South facing gardens. The conservatory if fully double glazed and links the garden room and the kitchen creating an ideal area for entertaining. A utility room is at the front of the house and has a useful boot room area and door which gives access to the side of the house and garage.

A spacious kitchen/breakfast room is fitted with a range of quality oak wall and floor units with ample contoured work surfaces and part tiled surrounds, a range of integrated appliances including dishwasher, electric range style cooker, overhead extractor, fridge freezer, ample space for able and chairs and ceramic flooring.



To the first floor is a large landing which gives access to the principle bedrooms. The master bedroom suite is a light and airy dual aspect room generous in size with a window overlooking the rear garden, an en suite shower room is fitted with a modern contemporary suite with large walk in shower with mains fed shower, inset vanity wash hand basin with built in storage, granite tops, wc and ceramic tiled floor.

There are three further double bedrooms all located at the front of the house. A house bathroom is fitted with a Victorian style suite comprising free standing roll top bath with shower mixer attachment, pedestal wash hand basin, wc, separate fully tiled shower enclosure with main fed shower.

Externally

The property sits back from the road with a small lawned garden. A double drive with timber double gates gives access to a detached garage with up and over door, lighting, power and car parking. There is a small storage room at the rear. The South facing rear gardens are quite stunning and have been beautifully landscaped. The garden sits on two levels, the first section has a large stone flagged patio area. The majority of the gardens are laid to lawn and are

bordered by mature hedging giving a good degree of privacy, a stone flagged patio area is ideal for al fresco entertaining and has a stone walled boundary and steps leading to the raised garden level which is mainly laid to lawn. The garden is well stocked with an excellent combination of planted borders, shrubs, and mature trees.

N.B. The property has the benefit of outline planning permission for a single dwelling to the far most southerly section of the garden with separate access. Further detailed information available on request.

General Information

There is oil central heating. Mains water, electricity and drainage are connected.

Photographs taken: June 2019
Particulars prepared: July 2019

Tenure

Freehold

Local Authority

Richmondshire District Council

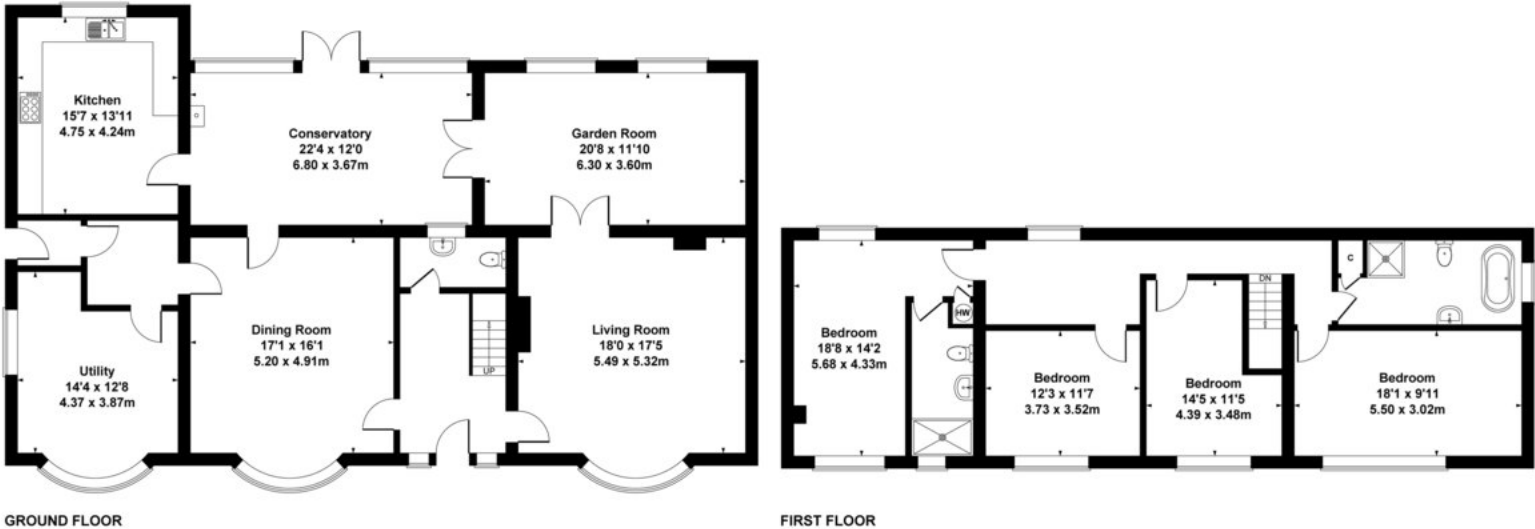
Viewing

Strictly by appointment with Savills

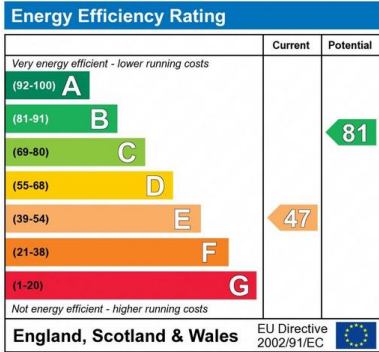




Ivy House, Newsham
Approximate Gross Internal Area
2809 sq ft - 261 sq m



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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