



# PARK HOUSE

RAVENSWORTH NORTH YORKSHIRE







# PARK HOUSE

RAVENSWORTH NORTH YORKSHIRE DL11 7ET

Park House is a sensational home set in a quintessential village setting. The house dates to the 17<sup>th</sup> century, retaining many fine period features and is Grade II listed. There is extensive ancillary accommodation including a fine barn conversion and annex. Set in approx. 10.98 acres, including a picturesque lake and woodland, the property offers a fabulous lifestyle opportunity

## House

4 Reception Rooms | Kitchen Breakfast Room | Conservatory | Utility Room | Boot Room | Golf Room | Cellar | 5 Bedrooms | 2 Bathrooms

## Barn

3 Reception Rooms | Office | Kitchen Living Room | Utility Room | 3 Bedrooms | 3 Bathrooms

## Annex

Sitting Room | Kitchen | Bedroom | En Suite | Dressing Room

## Coach House

Lake Suite | Games Room | Laundry | Garages Housing Biomass Boiler

## Outside

Gardens | Lake | Woodland | Paddocks | Stables | Field Shelter | Stores

**In all about 10.98 acres**









### The Property

The house and buildings have been transformed by the current owners, and regularly updated over nearly 20 years. There is a balance of formal and informal family space in the main house, blending period charm with modern living. The kitchen has been improved by the addition of a conservatory that lends itself perfectly as a family dining area.

There is plenty of additional accommodation for guests including the Lake Suite which is across the courtyard, with a balcony overlooking the water. The Annex is used for entertaining and offers another guest bedroom, equally it would make a good office.

Beyond is The Barn, which has been meticulously converted and provides very civilised accommodation. There are three bedrooms, and light and spacious reception rooms on the ground floor. The kitchen living room is particularly lovely with a conservatory dining/living area.

Adjacent to the house is the former coach house which, in addition to the Lake Suite, has a games room and garages which house the biomass boiler.

Both The Barn and Annex can be accessed from their own, shared drive and could be separately let providing useful rental income.



### Outside

Park House is approached from the village green, through electric gates where there is parking. The Barn is beyond, although benefits from its own access.

The gardens and grounds have been beautifully designed. To the front is a parterre, planted with white roses, and a ha-ha enhancing the delightful aspect over the green. To the north of the house is a lawned garden with herbaceous borders, and a shepherd's hut.

From the house you can walk along the lakeside into the well managed woods, and back through the paddocks. There is a thatched summerhouse on the lake for dining al fresco, with a pontoon and covered mooring.

There is a small stable block with the paddocks for those with equestrian interests, and country lanes and bridleways to ride out on.









Barn



Lake Suite



# PARK HOUSE

Gross Internal Area (approx)

House – 460 sq m / 4,952 sq ft

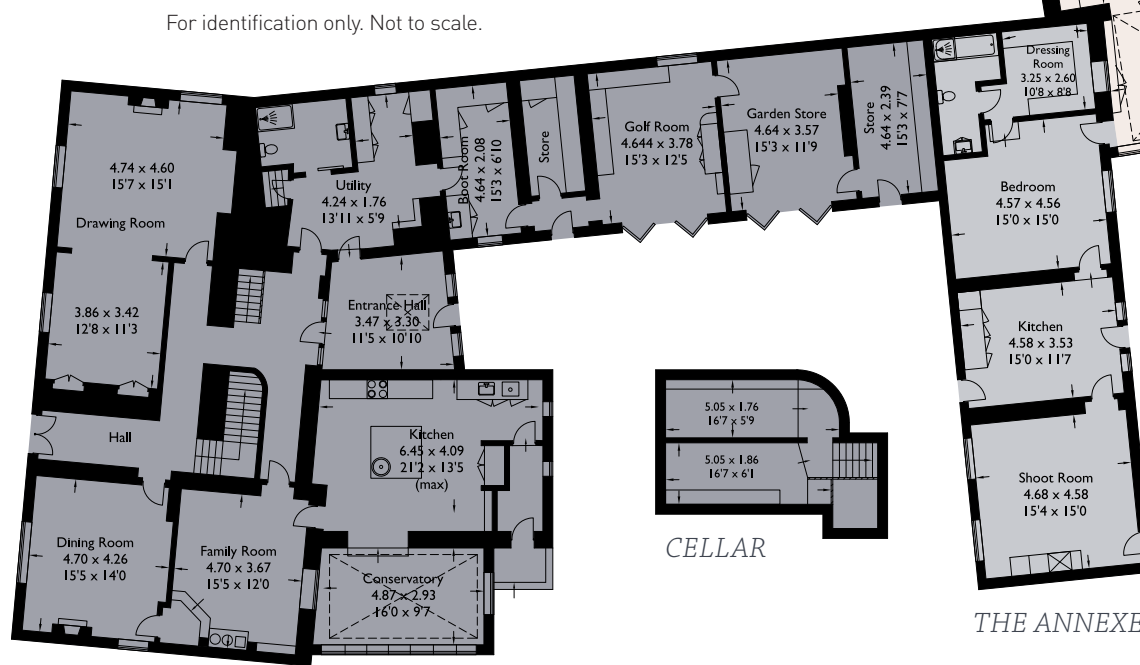
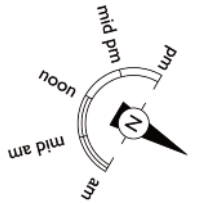
Garage & Laundry – 58 sq m / 622 sq ft

The Coach House – 70 sq m / 757 sq ft

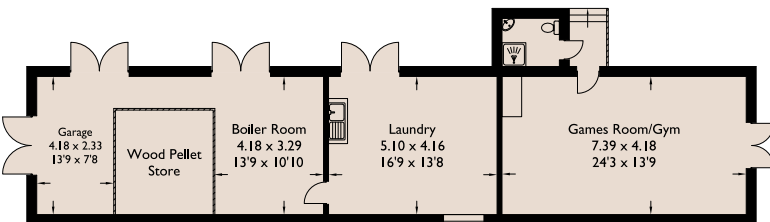
The Annexe – 336 sq m / 3,617 sq ft

Total – 924 sq m / 9,948 sq ft

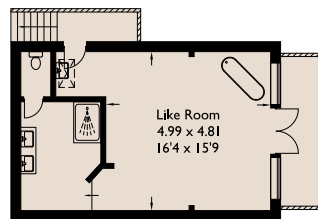
For identification only. Not to scale.



GROUND FLOOR



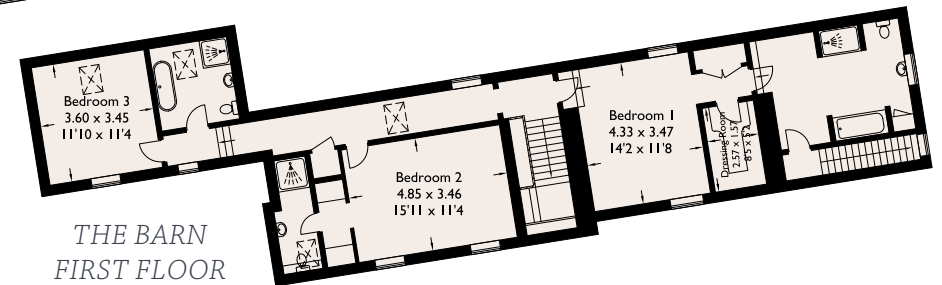
THE COACH HOUSE  
GROUND FLOOR



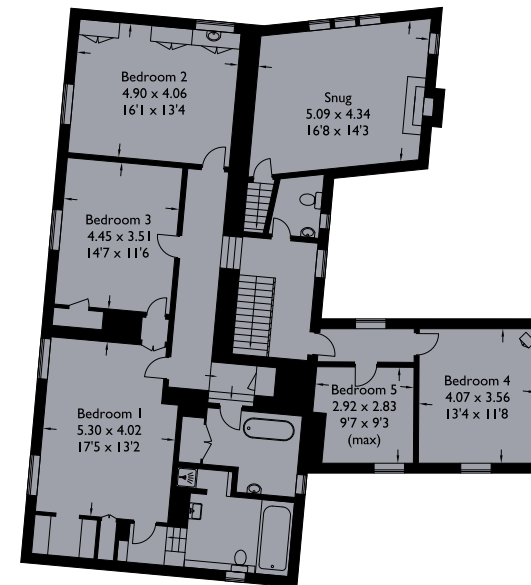
THE COACH HOUSE  
FIRST FLOOR



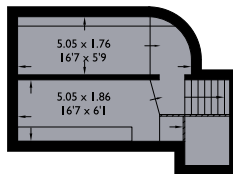
THE BARN GROUND FLOOR



THE BARN  
FIRST FLOOR



FIRST FLOOR



CELLAR

THE ANNEXE









#### Location

Ravensworth is an enchanting village with many of the houses dating from the 17th century. The village is defined by its green, and ancient ruined castle, and is surrounded by rolling countryside, only 5 miles drive from the Yorkshire Dales National Park. There is a primary school and village hall.

The A66 (1 mile), which traverses the country, provides access to the A1(M) at Scotch Corner (5.8 miles), Darlington (14.5 miles) and the northbound M6 at Penrith (45 miles). Darlington train station has direct services to London (c.2.5 hours) and Edinburgh (c.2 hours).

Teeside International Airport is 20 miles away, and for more destinations Leeds Bradford and Newcastle International airports are both about 56 miles away.

Richmond, a thriving market town, is 5.5 miles to the south and has most things, including the Friary Community Hospital, a cinema, an historic theatre and supermarkets. Barnard Castle (8.6 miles) offers further shopping and is home to The Bowes Museum with its fabulous art collection, exhibitions and events.

**Services:** Mains water, electricity and drainage. Biomass boiler.

**Local Authority:** Richmondshire 01748 829100.

#### Joint Selling Agents

Hewetson & Johnson

The Estate Office, Newburgh Priory, Coxwold, York YO61 4AS

Contact: Ben Pridden Tel: 01347 868308

bp@hewetsonandjohnson.co.uk

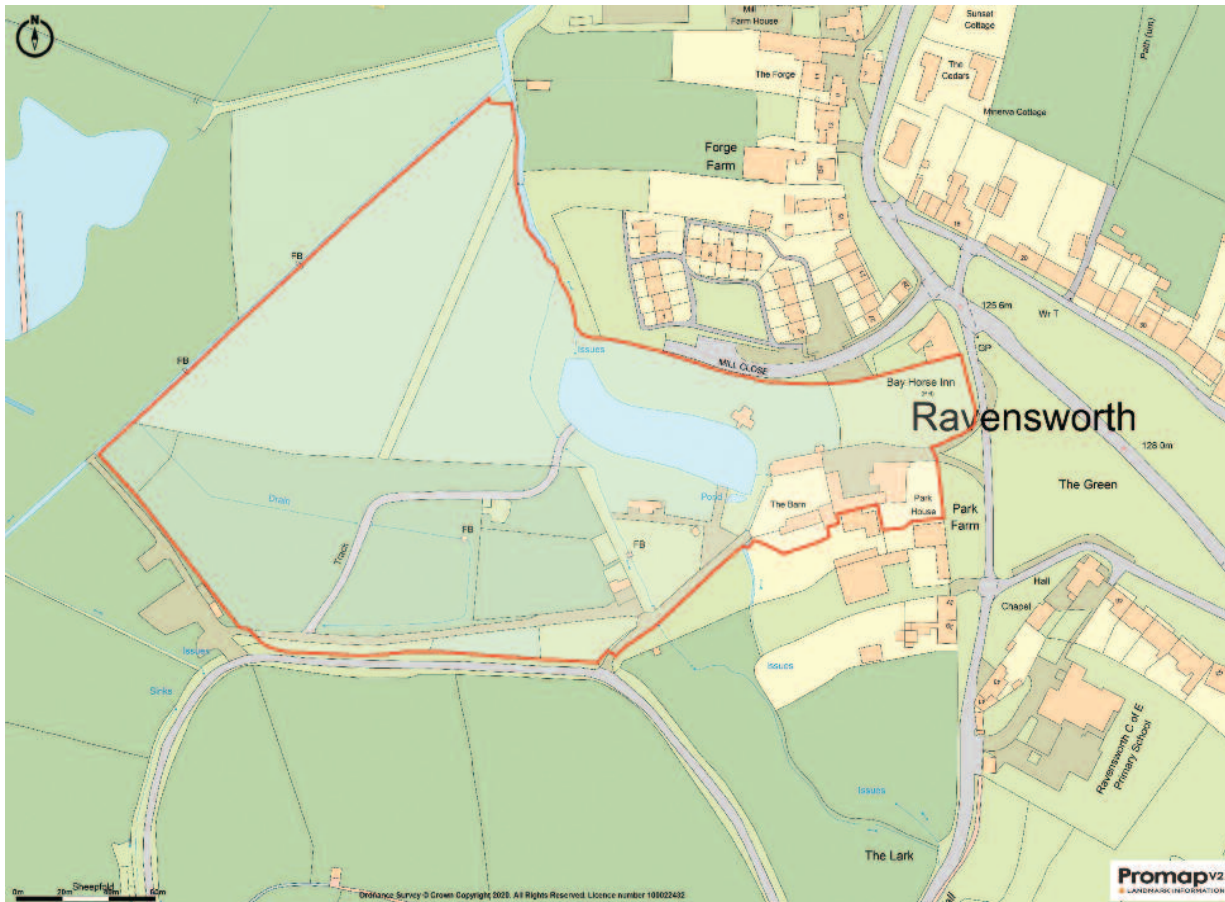
Savills

33 Margaret Street, London W1G 0JD

Contact: Lindsay Cuthill Tel: 0207 016 3820

lcuthill@savills.com





#### Important Notice

Hewetson and Johnson, Savills, and their client give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Hewetson and Johnson and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Photographs taken May 2018 and September 2020. Brochure prepared September 2020.







HEWETSON & JOHNSON

savills