



A SUPERB FIVE BEDROOM CONVERTED COACH HOUSE

THE COACH HOUSE, PARK WYND,
RICHMOND, NORTH YORKSHIRE, DL10 4JT.

Freehold

savills

A WELL-PRESENTED COACH HOUSE IN A PRIME CENTRAL LOCATION

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5 Bedrooms ♦ All bedrooms have en-suite facilities ♦ Off road parking ♦ Private enclosed courtyard garden ♦ Prime location ♦ EPC rating = D

Situation

Darlington 13.5 miles, Barnard Castle 15 miles, Northallerton 16.5 miles, Durham 31.5 miles, York 47 miles

Located in a central location within walking distance of an excellent range of independent shops, banks, bars, restaurants and supermarkets.

For the commuter the A66 and A1 (North & South) are within easy reach and offer access to the commercial centres of the region. Darlington railway station provides an excellent service to London and Edinburgh along the East Coast mainline. Durham Tees Valley, Leeds Bradford and Newcastle International Airports offer further communications with the rest of the country and overseas.

Description

The Coach house is a charming period property that has been lovingly renovated and upgraded into a stunning home situated in the centre of the town near to the river Swale. The property is set back away from the main road with an enclosed cobbled courtyard to the front. The property has extensive accommodation spanning 3 floors with the main family room, an exceptional open plan living dining room enjoying a vaulted ceiling and a double aspect.

The super open plan kitchen dining room is fitted with a good range of country style base units with marble work surfaces, integrated Belfast style sink and plumbing for a dishwasher. The base units are situated either side of the range cooker with extractor hood and stone tiled flooring. The dining area has stone flooring and an open staircase leading to the first floor accommodation. A useful cloakroom/w.c. leads off. A ground floor bedroom and full bathroom en-suite is accessed independently from the main house; this would create an ideal annexe or a perfect guest room which allows a good degree of privacy.



A staircase leads to the ground floor bedroom, a useful covered integral carport and also leads to the first floor accommodation. The spacious landing gives access to the three first floor double bedrooms all of which have en-suite facilities.

On the second floor is a large living room which is light and airy and enjoys an open outlook across to the River Swale and countryside beyond. There is a period fireplace with a gas, flame-effect fire. Velux roof lights add a good degree of natural light; there is also a small kitchenette with fitted sink. A spacious master bedroom with en-suite bathroom completes the second floor.

Externally

There is a private enclosed courtyard garden which is gravelled for ease of maintenance and there is a sheltered area ideal for al fresco dining.

There is off road parking and a covered carport.

General Information

The property is connected to mains gas, electric, water and drainage.

Particulars prepared - June 2017

Photographs taken - May 2017

Tenure:

Freehold

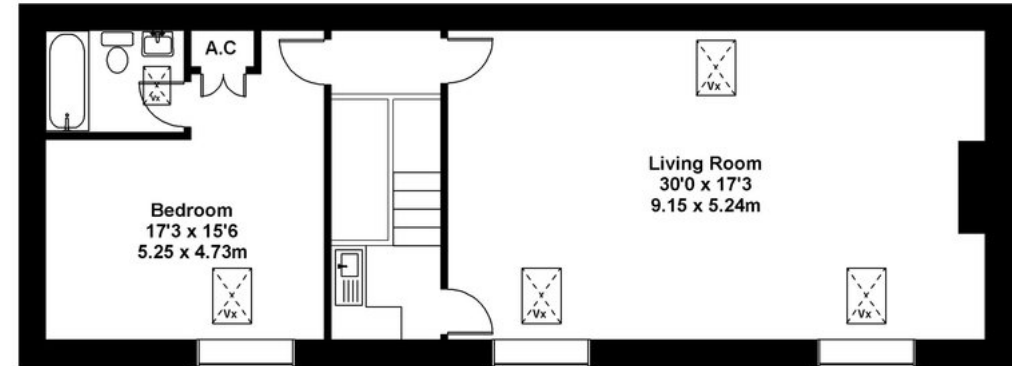
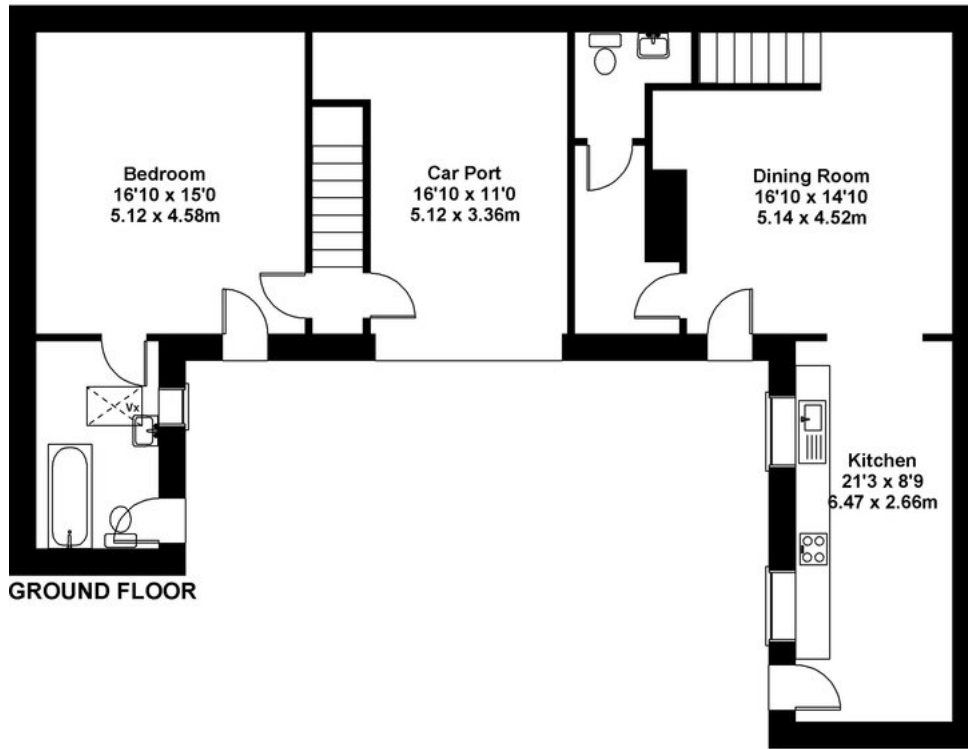
Viewing:

Strictly by appointment with Savills



Coach House

Approximate Gross Internal Area
2,712 sq ft - 252 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	65	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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