



GREENACRES
Muker, Richmond



GREENACRES

Richmond, North Yorkshire, DL11 6DY

Greenacres is an attractive stone-built, Grade II listed barn conversion, occupying a prime position in between Angram and Keld, showcasing stunning and dramatic landscapes with panoramic countryside views to the rear.

ACCOMMODATION

Offering deceptively spacious accommodation, with two generously sized reception rooms, including an open plan living and dining area, as well as a separate breakfast room, bespoke fitted kitchen with an Aga. There is an abundance of characterful features throughout, including exposed beams, multi-fuel stove, stone slate sills, feature windows, latch doors and stone tiled flooring to name a few. To the first floor there are three double bedrooms, a principal with en-suite, as well as ample storage cupboards and wardrobes in all the bedrooms and a recently refurbished house bathroom.

Externally, the property has a generously sized garden with a variety of mature shrubs, trees and planting, an ornamental pond, as well as a raised seating area to enjoy the superb and unique location. In addition, there is ample parking and external storage.



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Situation and Amenities

The property is situated between the hamlets of Keld and Angram, only a few miles from Muker and close to the market towns of Reeth (9 miles), Hawes (8 miles) and Kirkby Stephen (14 miles), with access to the A1 at Catterick and the A66 at Brough. There are further amenities in Leyburn (17 miles) and Richmond (20 miles) and mainline train stations are at Darlington, Northallerton and Garsdale Head. Please note that all distances are approximate.

Keld is a small but active community, centring on the Keld Resource Centre with a programme of walks, exhibitions and lectures. Muker has a village store and tearoom, church, craft shop, a public house "The Farmers Arms", a gift shop and gallery. There are primary schools at Gunnerside/Reeth and Arkengarthdale and there is a secondary school at Richmond - there are also private schools at Sedbergh and Barnard Castle. Both Leyburn and Richmond have numerous pubs, restaurants, hotels, and supermarkets. Reeth and Hawes both offer GP practices. Buses connect to Richmond and Reeth and from there to Leyburn, Darlington and Northallerton. There is a Little White Bus service which runs to Richmond, and airports available at Teesside, Newcastle and Leeds Bradford.





Accommodation Comprises:

Ground Floor

The front door leads into an entrance porch with glass walls and door leading into the dining room. The dining room has a door to the breakfast room and steps to the spacious living room area with a dual aspect showcasing the countryside views and a multi fuel stove. The breakfast room has a door leading out to the raised patio seating area, stairs to the first floor and a door leading into the bespoke kitchen. The kitchen has a good range of base units including a ceramic one and a half sink, single hob electric Aga, a door leading into the utility which houses the boiler and plumbing for a washing machine. There is also a latch door to the ground floor WC and an additional door to the front of the property.



First Floor

The first floor landing has a substantial storage cupboard, latch doors leading to the three bedrooms and the recently refurbished house bathroom.

The principal bedroom has a stunning view, an array of fitted wardrobes and storage and a recently refurbished en-suite shower room. There are two additional bedrooms with wardrobes/ fitted storage, both benefit from feature windows and beams. The house bathroom has a newly refurbished suite, including; panelled bath, vanity wash hand basin and WC.

Externally

The property is approached by a gravelled drive providing parking for a vehicle and additional parking along a side cobbled area. There is a useful stone built outhouse/coal shed, stone steps lead down to the side door and a step to the front door. There is a timber gate to the side of the property which provides access to the main gardens at the rear which are mainly laid to lawn with an ornamental pond, as well as well stocked flower beds and borders and a raised dry stone walled gravelled seating area to showcase the stunning far reaching countryside views. The garden has a dry stone walled boundary and an additional wire fence to ensure the gardens are dog proof and there are various gravelled pathways which lead to the wild flower bed and an additional seating area. There is also a useful storage shed.

Tenure

The property is believed to be freehold with vacant possession on completion.

Local Authority and Council Tax Band

Richmondshire. Tel 01748 829100.

The property is banded E.

Services and Other Information

The property is served by oil fired central heating, mains electric and water and septic tank drainage. We understand that there is superfast broadband available.

Directions

Drive through Muker village along the B6270 and take the right hand turning towards Thwaite, Angram and Keld. Pass through Thwaite and Angram, the property is situated on the right hand side of the road, approximately two miles away from Muker and half a mile from Keld.

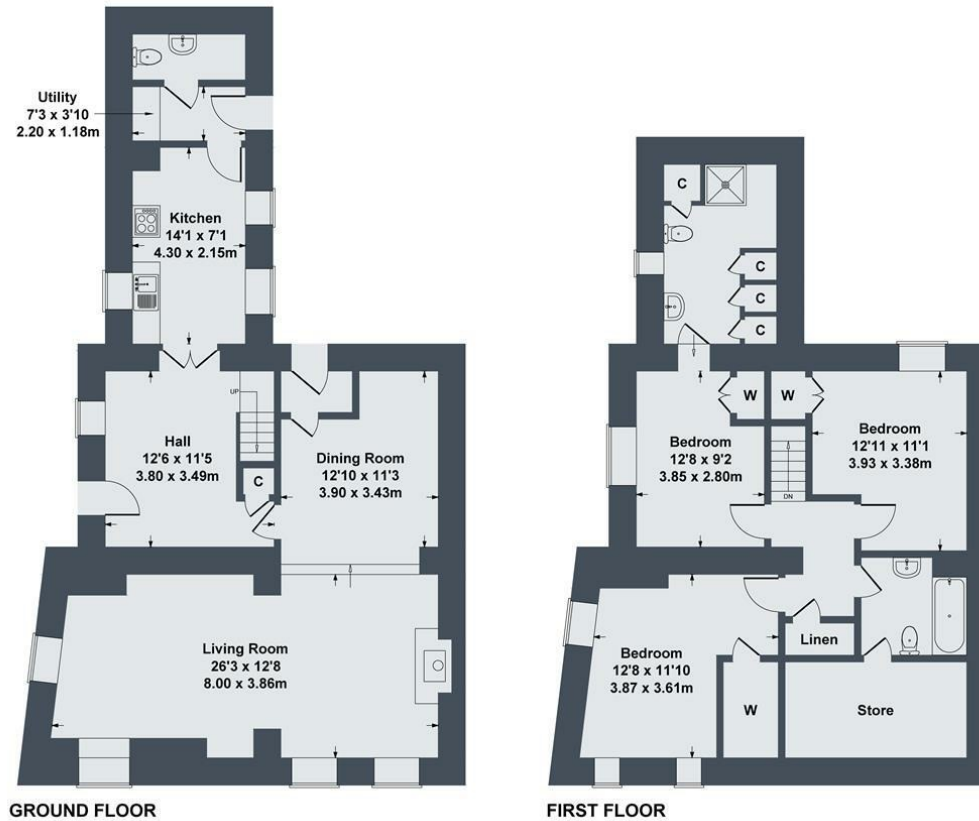
What3words: leave. chess. reds

Particulars & Photographs

The particulars were written and the photographs taken in December 2022.

Greenacres, Muker, Richmond, DL11 6DY

Approximate gross internal area
161 sq m - 1733 sq ft



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.

Produced by Potterplans Ltd. 2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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