



3 TANSY BANK COTTAGES

Kirby Hill, Richmond, North Yorkshire DL11 7JH



GSC GRAYS
PROPERTY • ESTATES • LAND

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An attractive stone built, end terrace, new build property, occupying a superb position on the edge of the sought after village Kirby Hill. The property offers spacious accommodation throughout, with high quality fixtures and fittings, as well as traditional style features including; natural sandstone walling, sash windows, as well as bi-fold doors to the rear. The property benefits from three good sized double bedrooms, including an en-suite principal bedroom to the second floor and a house bathroom. Externally there is private parking and gardens to the front and rear which enjoy open countryside views. The property is expected to be completed in Spring 2023.



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Situation & Amenities

Sitting on the edge of the attractive village of Kirby Hill sits Tansy Bank Cottages. This historic village offers a selection of characterful properties, a public house The Shoulder of Mutton and a church. The nearby village of Ravensworth also benefits from a primary school, public house, village hall and farm shop. The nearby market towns of Richmond and Barnard Castle have a good range of amenities including a wide variety of independent and national shops, several public houses, restaurants and supermarkets. The towns also offer various schooling options at nursery, primary and secondary levels. There are also a superb range of recreational activities, with walks, bridleways and cycling routes and the well renowned Bowes Museum also on the doorstep. The property is ideally located with great access links to both the A1 (M) and A66 for commuting across the region and a mainline railway at Darlington.

Accommodation Comprises

Ground Floor

The front door leads into an entrance hall with doors leading to the dining kitchen, ground floor WC and stairs to the first floor. The dining kitchen has a good range of wall and base units with integrated appliances including a ceramic hob, fan oven, sink and fridge freezer with Shaker style frontage and Quartz worktops. There will be ample space for a dining table and a door leading into the living room. The living room enjoys lovely views over the gardens and countryside views beyond, as well as bi-fold doors, sash windows to the side and rear and a useful under stairs storage cupboard.

First Floor

To the first floor there is a good sized landing with a window to the side and doors leading to two bedrooms, an additional enclosed room and the house bathroom. Bedroom two is a double bedroom with a sash window showcasing the superb countryside views and bedroom three is a double bedroom with a sash window to the front. The house bathroom benefits from a neutral suite with a bath, separate shower, wash hand basin and WC with gloss tiling, window to the rear and a heated towel rail.

Second Floor

The principal bedroom is situated to the second floor, accessed by an enclosed room which could be utilised as an office, which also has a cupboard housing the hot water cylinder. The principal bedroom is a generous double bedroom with a Velux window, sash window to the side and a door leading into an en-suite shower room. The shower room has a double shower, wash hand basin, WC, heated towel rail and neutral gloss tiles.

Externally

The property is approached by an Indian stone pathway with an enclosed fenced front garden, with a grass seeded lawn. To the rear of the property there is a good sized garden with a grass seeded lawn, fenced boundaries and enjoys stunning countryside views. There is also a shared gravel driveway leading to block paved allocated parking bays.

EPC

The Energy Performance rating will be confirmed once the build is completed.

Services and Other Information

The property will be serviced by air source heat pump heating, mains electric water and drainage connected.

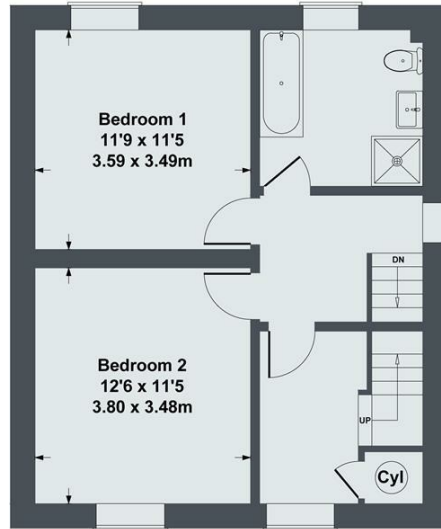


3, Tansy Bank, Kirby Hill

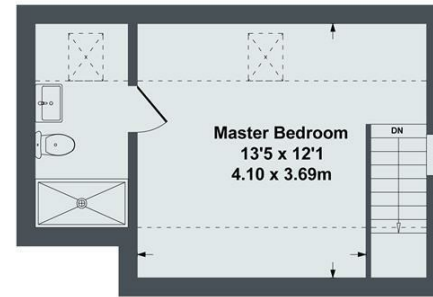
Approximate Gross Internal Area
1345 sq ft - 125 sq m



GROUND FLOOR



FIRST FLOOR




SECOND FLOOR

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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	



Disclaimer Notice

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2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
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