



8 HERMITAGE COURT
Richmond



GSC GRAYS

PROPERTY • ESTATES • LAND

8 HERMITAGE COURT

Richmond, North Yorkshire, DL10 4GE

An attractive town house style property, occupying a prime position in an exclusive development with stunning views and private woodland walks on the doorstep.

ACCOMMODATION

This stone built family home is set over four floors with spacious and beautifully presented accommodation throughout. The ground floor offers a sitting room with balcony to enjoy the stunning rear views, as well as the fourth bedroom. The lower ground level is primarily occupied by a spacious dining kitchen, with doors leading out to an elevated decked seating area. There are three double bedrooms, two of which are en-suite and house bathroom to the first floor and the top floor has a unique home office space. complete with vaulted ceiling and port window.

There is a low maintenance south facing garden with various, elevated seating areas to enjoy the views, private parking and an integral garage.



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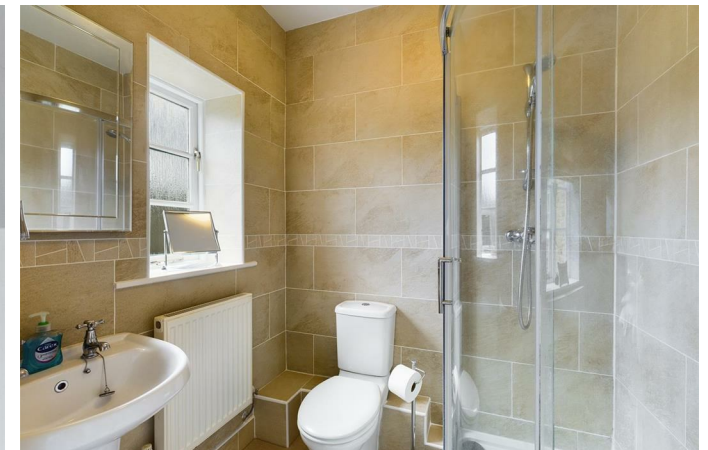
Situation and Amenities

Situated in Richmond Town centre within walking distance to shops, restaurants and amenities. Occupying an elevated position with superb views. This is an ideal base from which to explore both retail opportunities and outdoor activities. There is a traditional weekly market in the town centre, a library, swimming pool, gym and cinema which is located at The Station; a restored Victorian railway station, which also features a restaurant, gallery and artisan food producers.

Accommodation Comprises:

Ground Floor

The front door leads into an entrance porch with a useful storage cupboard and entrance hallway with stairs to the first floor and lower ground level and access to bedroom four, a WC and sitting room. The sitting room is a light and spacious room with a feature fireplace, double doors to a balcony to showcase the stunning views over the woodland and river and two additional windows. The fourth bedroom has a sash window to the front, useful alcove. The cloakroom has a vanity wash hand basin with a Silestone top, WC, heated towel rail and extractor fan.





Lower Ground Floor

The spacious dining kitchen has a good range of units with white frontage and granite effect work surfaces, integrated appliances, including; a double oven, four ring gas hob, fridge, extractor fan and stainless steel sink. There is quality wooden flooring, ample space for a dining table and patio doors lead out to a superb decking area and stunning woodland views. There is also a utility room with matching fitted units to the kitchen, an additional sink and space for a washing machine and tumble dryer. There is an additional storage room which houses the hot water cylinder, a further storage cupboard and extractor fan.



First Floor

The landing has doors leading to three bedrooms, house bathroom and a spindle staircase to the second floor. The principal bedroom has two windows showcasing the stunning view, a good range of fitted wardrobes and storage and a neutrally decorated en-suite shower room with a corner shower, wall mounted basin, WC and frosted glazed window to the rear. The second bedroom is also a double with a window to the rear and benefits from an en-suite shower room with a neutral suite and frosted glazed window to the front. The third bedroom also a double has a sash window to the front and the house bathroom benefits from a bath with tiled panelling, vanity wash hand basin and WC, with Silestone top.

Second Floor

An ideal home office space with a vaulted ceiling and feature port window to the front.

Externally

The property is situated in an exclusive courtyard, with private parking and an integrated garage to the front of the property. To the rear, there is a raised decked seating area to enjoy the stunning views over the private woodland and the river, as well as lower paved patio seating area, perfect for alfresco entertaining and dining. There are steps leading down straight into the woodland which provides private walking for residents of Hermitage Court and a substantial flower bed on the hillside, which is well stocked with a variety of mature shrubs and planting for easier maintenance.

Tenure

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

Services and Other Information

The property is served by gas fired central heating, mains electric, water and drainage connected.

There is private woodland walking within The Convent grounds, available only to residents of Hermitage Court along the banks of The River Swale.

Local Authority and Council Tax Band

North Yorkshire Council Tel: 01748 829100.

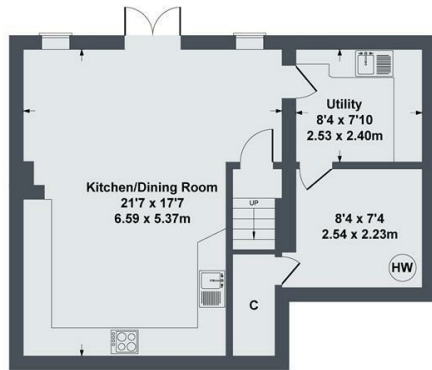
The property is banded E

Particulars & Photographs

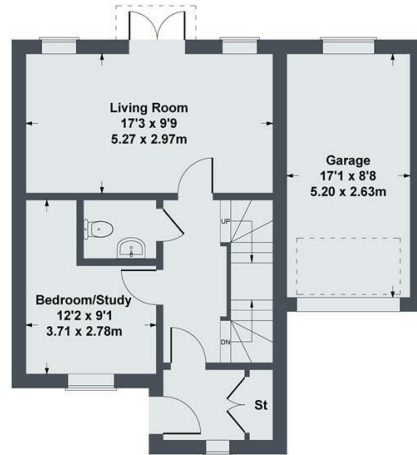
The particulars were written and the photographs taken in March 2023

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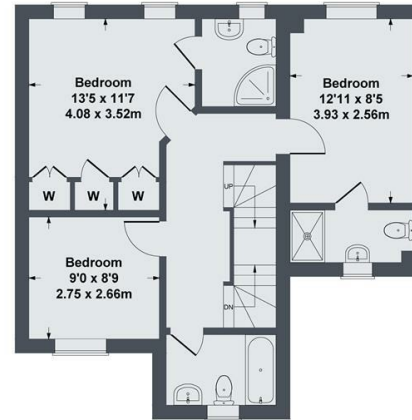
Approximate Gross Internal Area
1808 sq ft - 168 sq m



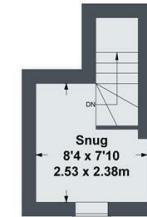
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



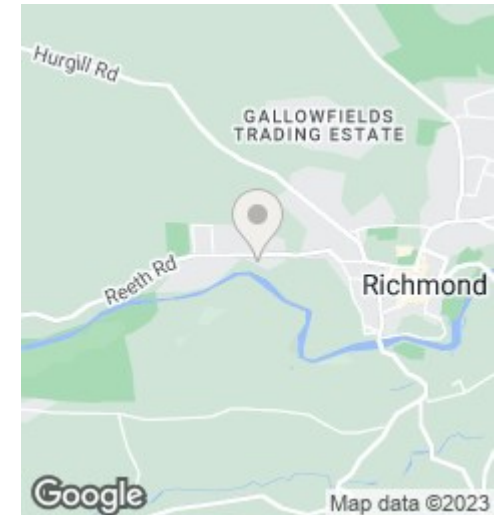
SECOND FLOOR

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. 2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	81
(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	



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