



7 THE COACH HOUSE
Fremington, Richmond



GSC GRAYS

PROPERTY • ESTATES • LAND

7 THE COACH HOUSE

Richmond, DL11 6AW

An attractive and characterful Grade II listed property, situated in the exclusive development of Draycott Hall. The property is situated in the heart of the Yorkshire Dales National Park.

ACCOMMODATION

Only a short walk from the popular town of Reeth, this spacious home has superb living accommodation and has been redecorated and updated to provide country contemporary décor.

There is a good sized dining kitchen, a spacious formal sitting room, as well as four double bedrooms, including an en-suite principal bedroom and a house bathroom to the first floor.

Externally, the property offers a private secret garden to the rear, parking and a garage, making this an ideal property either as a permanent or second home, or continue to be utilised as a successful holiday let business.



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5&6 Bailey Court Colburn Business Park, Richmond, North Yorkshire, DL9 4QL

01748 829217

agency@gscgrays.co.uk

GSCGRAYS.CO.UK



Situation and Amenities

Fremington is an attractive hamlet, set in the heart of the Yorkshire Dales National Park. The Bridge Inn, Bike Centre café at Grinton and Reeth are both within walking distance. Reeth is approximately one mile away and has a number of amenities including; village shop, post office, GP surgery, bakery, several public houses, restaurants, cafés, speciality shops and a primary school. Reeth is ideally situated for those looking to enjoy the spectacular scenery and countryside of the Yorkshire Dales.

The property is also accessible to the popular market towns of Richmond (11miles) and Leyburn (7.5 miles), as well as commuting links to the A1 (M) (13 miles) and A66 (12 miles).

Accommodation Comprises: Ground Floor

The front door leads into an entrance porch, with a stable door into the dining kitchen and into the sitting room. The substantial sitting room has a feature fireplace, with stone surround and hearth, cornicing detail, ceiling rose and dado rails. There are three windows to the front, including an arched feature window and alcove under the stairs.

The dining kitchen has an array of units with a greige frontage, space for free standing white goods and a matching island with solid wooden work tops and a Belfast sink. There is also a Smeg Range style cooker, with oak lintel above and ample space for a dining table and a window to the rear.





First Floor

The first floor landing has doors leading to the four bedrooms and house bathroom. The principal bedroom is a substantial double with fitted wardrobes and storage, airing cupboard, sash window overlooking the courtyard and an en-suite shower room, with corner shower, vanity basin and WC.

The second double bedroom has exposed beams, sash window to the front and a built-in wardrobe and storage. The third bedroom, also a spacious double has exposed beams and a circular window overlooking the courtyard and the fourth bedroom has a window overlooking the garden to the rear.

The house bathroom has a white suite complete with free standing roll top bath, corner shower, vanity basin and WC.



Externally

The property is approached through a shared entrance, with stone pillars to either side, leading to a cobbled courtyard area, with a parking space to the front and a pathway leading up to the front door. There is also an integrated garage and a flower bed with a variety of mature plants and shrubs.

To the rear of the property, there is a private garden which is accessed separately from the main residence, with a pedestrian gate and stone paved steps leading up to an enclosed lawn, with stone walled boundaries, a lawn and open views. There is ample space for a seating area and planted pots, as well as some mature shrubs and flowers and external socket.

Garage

The garage has double timber doors, with light and power connected and an external water tap. The garage also houses the oil tank.

Tenure

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

Local Authority and Council Tax Band

North Yorkshire Council. Tel 01748 829100.

The property is banded D.

Services and Other Information

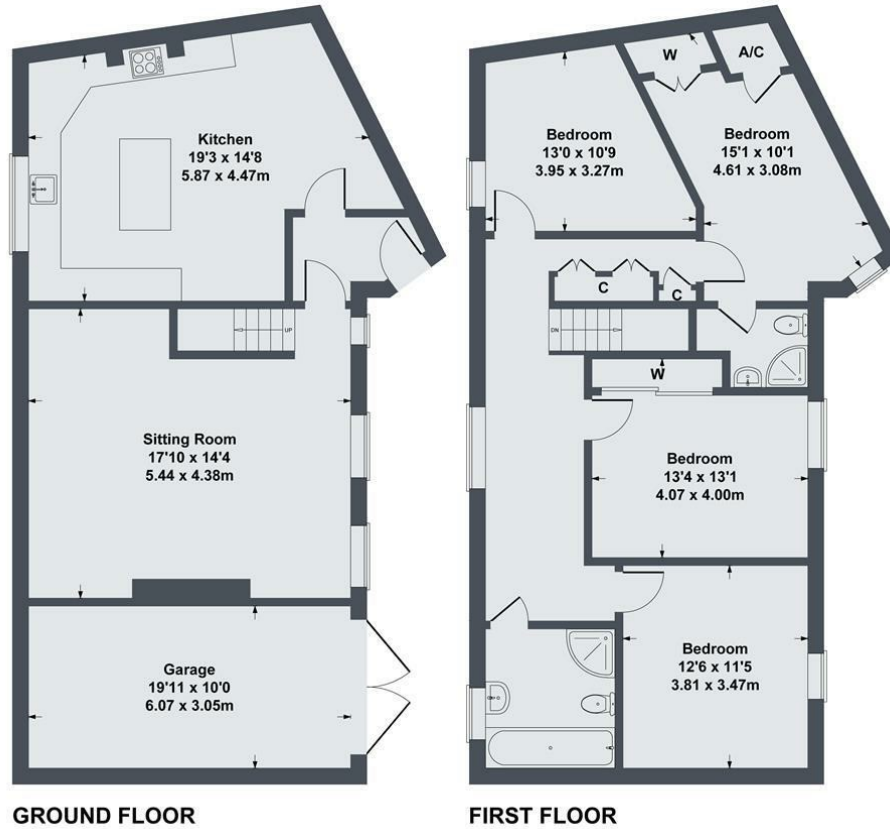
The property is served by oil fired central heating, mains electric, water connected. Drainage is to a shared septic tank.

Particulars & Photographs

The particulars were written and the photographs taken in June 2023.

7 The Coach House

Approximate Gross Internal Area
1832 sq ft - 170 sq m



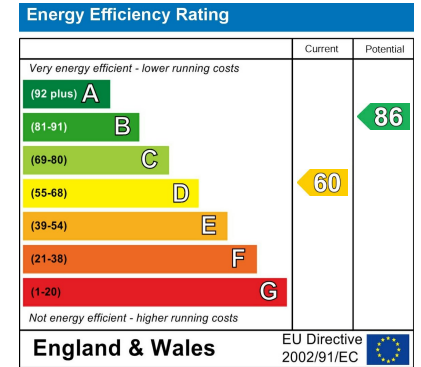
GROUND FLOOR

FIRST 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. 2023



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