



ST HILDA'S HOUSE BACK LANE  
Caldwell



---

# ST HILDA'S HOUSE BACK LANE

Caldwell, North Yorkshire, DL11 7QD

A glorious newly-converted former church, situated in the highly sought-after village of Caldwell, providing four bedroom accommodation over two floors with private garden and off-street parking.

## ACCOMMODATION

- \* A Stunning Church Conversion
  - \* Four Bedrooms
- \* Exposed Stone Walls and Exposed Timber Beams
- \* Bespoke Kitchen and Staircase
  - \* Two Bathrooms
  - \* Beautiful Dining Hall
  - \* Private Garden
  - \* Off-Street Parking
- \* Ground Floor Underfloor Heating
  - \* New Leaded Windows



**GSC GRAYS**

PROPERTY • ESTATES • LAND

12 The Bank, Barnard Castle, Co. Durham, DL12 8PQ

01833 637000

[barnardcastle@gscgrays.co.uk](mailto:barnardcastle@gscgrays.co.uk)

[GSCGRAYS.CO.UK](http://GSCGRAYS.CO.UK)

---



## Situation & Amenities

Richmond 9 miles, Darlington 10 miles, Durham 35 miles, Newcastle upon Tyne 48 miles, York 54 miles, A1(M) 6 miles (please note all distances are approximate).

The property lies within easy reach of the A66 and A1(M) bringing many areas within commuting distance. The property is located in the popular North Yorkshire village of Caldwell, approximately 9 miles north of the historic market town of Richmond. The village itself benefits from a public house whilst a Post Office and Primary School can be found in neighbouring Eppleby.

Richmond, which is the gateway to the Yorkshire Dales, offers a good range of amenities, including national and local retailers, swimming pool, cinema, state and private educational opportunities at both primary and secondary level. There is a traditional weekly market, a library and good range of restaurants.

The nearby historic market town of Barnard Castle offers a good range of amenities including national and local retailers, sports centre, state and private educational opportunities at both primary and secondary level, a traditional weekly market and monthly farmers market.





## St Hilda's Church

This ancient edifice has been meticulously converted into a luxurious modern family home. The ground floor boasts a dining hall with bespoke staircase to first floor, galleried landing, exposed stone walls and hardwood doors to the living room. The spacious kitchen has a bespoke matching range of wall and base units with island unit, built-in electric oven, dishwasher and induction hob. The dual aspect living room has tiled floor with built-in recess TV cabinet. The study has built-in storage cupboards. The utility room is found to the rear of the kitchen with space and plumbing for washing machine and oil fired central heating boiler.

## First Floor

With two galleried landings providing access to the four bedrooms and two bathrooms. All four bedrooms have magnificent features including vaulted ceilings, exposed timber beams and trusses. There is a house bathroom with freestanding bath, pedestal wash hand basin and low level wc. The shower room has a step-in shower cubicle, pedestal wash hand basin and low level wc.



### Externally

The property is approached via a newly created private pathway to the north side of St Hilda's. There is an area of private garden providing a courtyard style garden/seating area and bin storage. An additional area of land, south of the property providing private parking.

The graveyard is retained by the Diocese.

### Tenure

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

### Local Authority

Richmondshire District Council

### Particulars

Particulars written in January 2024.

Photographs taken in October 2023 and January 2024.

### Services and Other Information

Mains electricity, water and drainage. Oil Fired central heating with underfloor heating to ground floor.

### Wayleaves and Easements

St Hilda's Church is sold subject to and with the benefit of all existing rights including rights of way whether public or private, light, drainage, water and electricity supplies and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether referred to in the particulars or not.

### Areas Measurements and Other Information

All areas, measurements and other information have been taken from various records and are believed to be correct, but any intending purchaser(s) should not rely on them as statements of fact and should satisfy themselves as to their accuracy.

## St Hilda's House

Approximate Gross Internal Area  
1894 sq ft - 176 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.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	<b>67</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan are a general guide only and do not form any part of any offer or contract.
2. All descriptions including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.
3. Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition / repair or otherwise, nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the view the property.