



MEADOW BANK  
Newsham,



GSC GRAYS

PROPERTY • ESTATES • LAND



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# MEADOW BANK

North Yorkshire, DL11 7QU

Nestled in the charming village of Newsham, Richmond, this immaculately presented modern family home offering a perfect blend of contemporary living and rural tranquillity. With five generously sized bedrooms, this property is ideal for families seeking both space and comfort.

## ACCOMMODATION

- \* Modern detached family home
  - \* Five bedrooms
  - \* Three bathrooms
- \* Spacious breakfast/kitchen
  - \* Underfloor heating
  - \* Garden
  - \* Garage



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### Situation & Amenities

Barnard Castle 7 miles, Richmond 8 miles, Darlington 17 miles, A1(M) Scotch Corner 9 miles, Harrogate 50 miles, Newcastle Upon Tyne 51 miles, York 55 miles. Please note all distances are approximate.

The nearby historic market towns of Richmond and Barnard Castle offer a wide variety of amenities. Richmond is rich in Georgian architecture and also boasts a number of historical sites including the Castle with its Norman origins, the renowned Georgian Theatre and The Station, a restored Victorian railway station, which features a restaurant, cinema, gallery, and is also home to a number of artisan food producers and is a popular attraction. The historic town of Barnard Castle offers a wide range of amenities including national and local retailers, sports centre, state and private educational opportunities at both primary, secondary and sixth form level, a traditional weekly market and monthly farmers market. Barnard Castle also has a castle, riverside walks and the Bowes Museum is on the outskirts of town.







### The Property

This immaculately presented modern family home offering a perfect blend of contemporary living and rural tranquillity. With five generously sized bedrooms, this property is ideal for families seeking both space and comfort.

Upon entering, you will be greeted by two inviting reception rooms, providing ample space for relaxation and entertaining guests. The layout of the house is deceptively spacious, ensuring that every corner is utilised to its fullest potential. Recently refurbished to a high standard, showcasing modern finishes and thoughtful design throughout.

The three well-appointed bathrooms add to the convenience of this home, making it suitable for busy family life. The village location enhances the appeal, offering a peaceful atmosphere while still being within easy reach of local amenities and transport links.

This property is not just a house; it is a place where memories can be made and cherished. If you are looking for a modern family home in a picturesque setting, this residence in Newsham is certainly worth considering.



### Ground Floor Accommodation

Entered via a composite door into a spacious hall with flag stone flooring. The kitchen is placed to the rear of the property and its position takes advantage of direct access into the rear garden. There are patio doors opening to two elevations along with numerous windows filling the room with natural light. There is a range of Shaker style units with worksurfaces, integrated LPG gas hob, space for Range style cooker/aga and a sink with mixer tap. There is ample space for a kitchen table and chairs within the kitchen and plenty of lighting controlled from downlights, spots and LED strips on the beams. The living room is a pleasantly sized room and has patio doors opening onto the rear garden, a window to side aspect and multi-fuel stove. Leading on from there is a dining room, placed to the front of the property, being light and airy and benefitting from two window to front elevation. To conclude the ground floor elevation, there is a fitted cloakroom/wc and recently refitted utility room with space and plumbing for washing machine, space for American style fridge/freezer and door to rear garden.

### First Floor Accommodation

The master bedroom is placed at the rear of the property and enjoys dual aspect outlook with windows over adjoining fields to the rear. En-suite shower room. Bedroom 2, again a double, is found to the front of the property and also has an en-suite shower room. The third bedroom is a spacious room with two Velux windows to rear elevation and is currently utilised by the owners as a further reception room. There are two a further bedrooms and a house bathroom on the first floor.

### Externally

#### Garden

Meadow Bank has a low maintenance slate chipped raised front garden and a well maintained rear garden perfect for family's and entertaining with a lawn, planted borders, a small wildlife pond, stone patios and paving, a timber built covered pergola, and a further useful timber building for BBQ's/entertaining and winter furniture storage, both fitted with waterproof weather screens. Additionally there is a triple 'shed' building behind the garage for garden tools, log storage and bin/recycling. storage.

#### Driveway

There is a tarmac driveway providing off-street parking for three vehicles and also providing access to the garage.

#### Garage

The garage has a remote roller door with hot and cold water supply, oil fired central heating boiler and personal door to rear garden.

#### Tenure

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

#### Local Authority and Council Tax

Richmond District Council

For Council Tax purposes the property is banded F.

#### Particulars

Particulars written in June 2025.

Photographs taken in June 2025.

#### Services and Other Information

Mains electricity, drainage and water are connected. Oil fired central heating with underfloor heating on the ground floor and wi-fi controlled radiators to the first floor. CCTV is installed at the property.



# Meadow Bank, Newsham

Approximate Gross Internal Area  
2260 sq ft - 210 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	75	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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