

28 THE GREEN

Ravensworth, North Yorkshire



GSC GRAYS

PROPERTY • ESTATES • LAND

28 THE GREEN

RAVENSWORTH, NORTH YORKSHIRE, DL11 7ES

A SUPERBLY PRESENTED FOUR BEDROOM GRADE II
LISTED FAMILY HOME WITH GARDENS AND Paddock
OCCUPYING APPROXIMATELY 2.2 ACRES

Accommodation

Entrance Hall • Living Room • Dining Room • Kitchen • Utility Room
Garden Room • Master Bedroom with En-Suite • Three Further Bedrooms
House Bathroom

Externally

Large Garden • Useful Outbuildings (Workshop)
Paddock totally approximately 2.2 acres



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Tel: 0191 303 9540

Richmond
Tel: 01748 829217





Location

Ravensworth is conveniently positioned close to the historic market towns of Richmond (5 miles) - gateway to the Yorkshire Dales and Barnard Castle (8 miles) both with a good range of amenities. Easy access to the A66 trans Pennine route and the A1M at Scotch Corner (6 miles) means that Newcastle, Leeds, the Lake District and M6 motorway are all within a 1 hour drive. The east coast mainline station at Darlington is a 15 minute drive.

The village has a popular pub and a primary school with pre-school. There are two farm shops within walking distance and scenic walking and cycling routes from the doorstep.

Two good secondary schools are available in Richmond with private independent education offered at Barnard Castle School.



The Property

Nestled in the charming village of Ravensworth, Richmond, this exquisite Grade II listed family home offers a unique blend of historical elegance and modern comfort. With four spacious bedrooms and two well-appointed bathrooms, this property is perfect for families seeking both space and character.

The house boasts three inviting reception rooms, providing ample space for relaxation and entertaining. Each room is filled with a wealth of period features, showcasing the property's rich history and adding a touch of sophistication to everyday living.



Set within a generous plot of approximately 2.2 acres, the property is surrounded by large gardens and a paddock, offering a tranquil outdoor space for children to play, pets to roam, or for gardening enthusiasts to cultivate their passion. The expansive grounds provide a perfect backdrop for summer gatherings or peaceful evenings.

The village location enhances the appeal of this home, offering a sense of community while still being conveniently close to local amenities. This property is not just a house; it is a place where memories can be made, and a lifestyle can be enjoyed.

If you are looking for a home that combines historical charm with modern living in a picturesque setting, this remarkable property in Ravensworth is not to be missed.



Externally

Overlooking the Village Green with forecourt front garden and a pair of timber double doors leading to the rear.

Rear Garden

Directly to the rear of the property is a private garden, mainly laid to lawn with planted borders and paved seating area. There are a number of areas to the rear of the property providing further lawn area with a range of useful external stores.



Workshop/Outbuilding

With power, light and having recently been re-roofed.

Paddock

The main paddock totals approximately 1.67 acres with further grassed area directly to the rear of the property. The paddock has vehicle access at the bottom. There is also a stream at the bottom of the paddock as well as a public footpath.

Services

Mains electricity, drainage, and water are connected. Oil fired central heating.



Tenure, Local Authority & Council Tax

The property is offered freehold with vacant possession upon completion.

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded E.

Wayleaves, Easements & Rights of Way

28 The Green 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 disclosed or not.



Areas, Measurements & 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.

Viewings

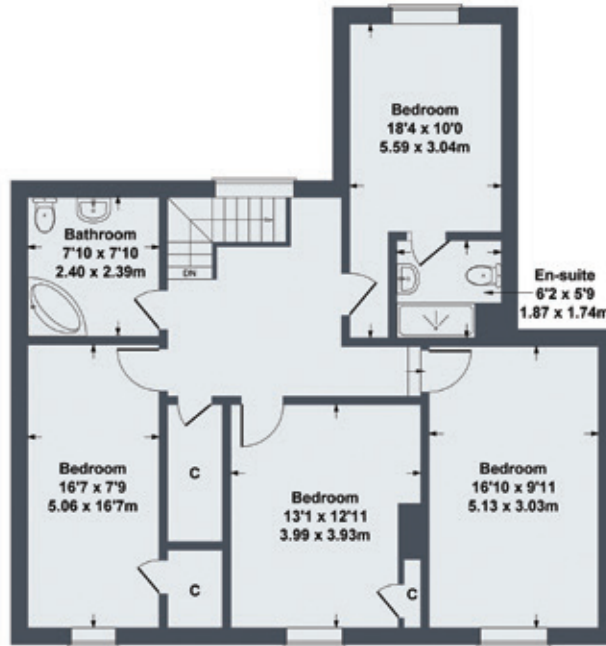
Strictly by appointment via GSC Grays.

28 Ravensworth, Ravensworth

Approximate Gross Internal Area
1830 sq ft - 170 sq m
(Excluding Archway)



GROUND FLOOR

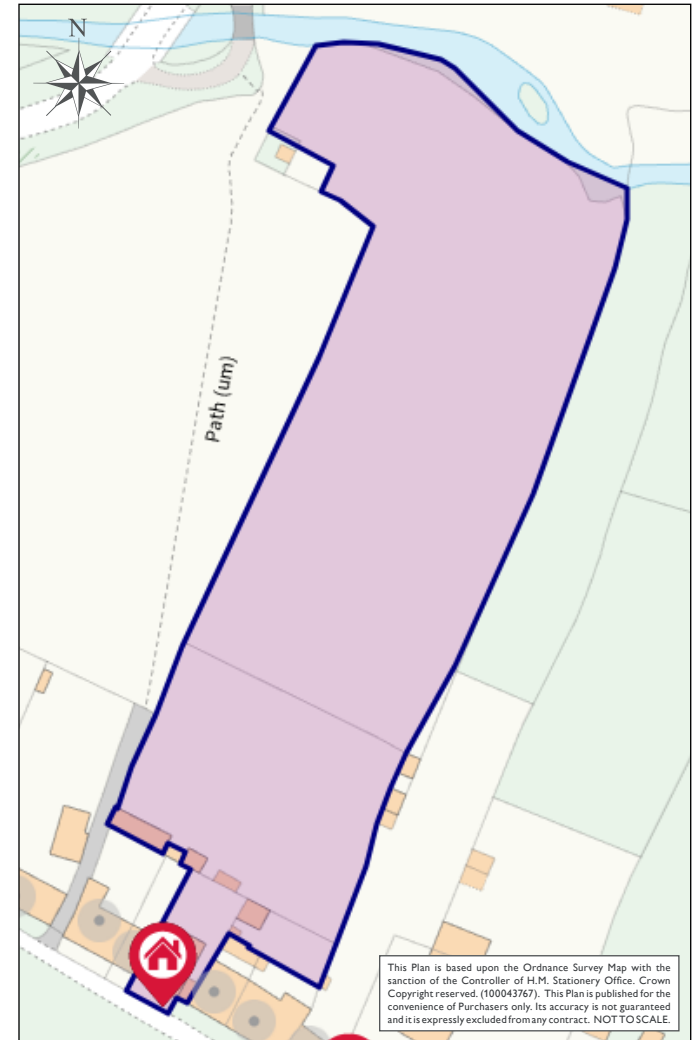


FIRST FLOOR

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. 2025



This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (100043767). This Plan is published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(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		

Current	Potential
50	82

DISCLAIMER NOTICE:

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3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on 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 property.

Particulars written: July 2025

Photographs taken: July 2025