



THE FOLD  
West Layton, Richmond



GSC GRAYS

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# THE FOLD

Richmond, DL11 7PS

NEW PRICE AS THE SELLERS ARE MOTIVATED! A truly stunningly presented high specification three bedroom barn conversion having recently been redecorated and recarpeted with beautiful views over open countryside to the rear, situated in the highly sought after village of West Layton.

## ACCOMMODATION

- \* Stunning Barn Conversion
- \* Exposed Beams & Trusses
- \* Three Bedrooms
- \* Approx 30ft Living Room
- \* Contemporary Breakfast Kitchen
- \* Countryside Views
- \* Double Garage
- \* Beautiful Gardens



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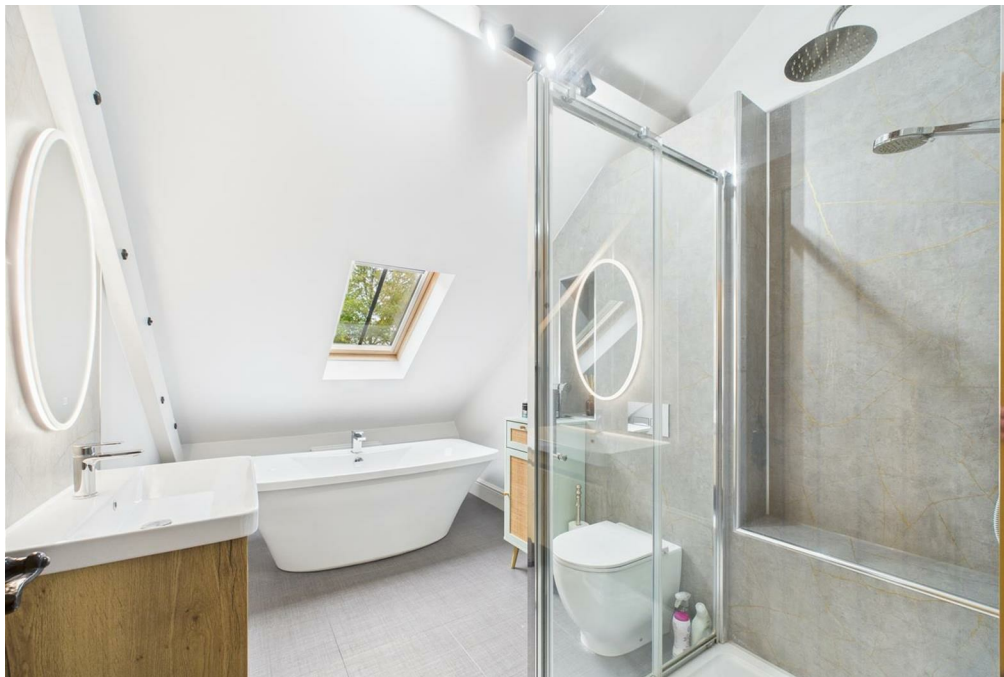
## Situation & Amenities

West Layton is nestled just off the A66 and benefits from the popular Mainsgill Farmshop being only 1.5 miles away. The property is located between two historic market towns, Barnard Castle and Richmond. Barnard Castle provides a number of nurseries, primary and secondary schools including the renowned Barnard Castle School. Barnard Castle also has a castle, riverside walks, the Bowes Museum and offers a traditional weekly market, library and a range of restaurants. The market town of 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 which is a restored Victorian railway station featuring a restaurant, cinema and gallery, whilst being home to a number of artisan food producers. Main line train stations can be found at Darlington and Durham, with International Airports at Newcastle and Leeds Bradford. The A66 and A1(M) are easily accessible bringing many areas within commuting distance.

## Accommodation

The Fold is a truly stunning three bedroom barn conversion with accommodation over two floors with exposed beams, beautiful gardens and countryside views.





## Ground Floor

The entrance hall has a tiled floor and staircase to first floor with solid oak doors leading to a cloakroom, breakfast kitchen and living room. The living room is a stunning large room with two patio doors to the garden and a log burning stove. The generous sized kitchen is fitted with a contemporary range of flint grey units, integrated appliances including a new Miele dishwasher and freestanding island unit, a walk-in pantry. To the rear of the kitchen there is a spacious utility room.

## First Floor

The first floor landing provides access to three bedrooms, one with an en-suite shower room and the four piece house bathroom. All the bedrooms boast exposed beams trusses with Velux windows. Two of the three bedrooms have beautiful views over open countryside to the rear.



### Externally

To the rear of the property there is an immaculately kept enclosed rear garden lovingly and meticulously maintained with walled and fenced boundaries. There are both lawn and patio areas to the rear providing ample 'al fresco' dining space with great views to the rear. There is also a recently purchased green house to the rear garden.

### Double Garage

To the front of the property there is a gravelled driveway and parking area with external tap. The double garage has two timber doors and it has both power and light.

### Tenure

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

### Council Tax

North Yorkshire County Council.

For Council Tax purposes the property is banded E.

### Particulars

Particulars written in October 2025.

External Photographs taken in June 2025.

Internal Photographs taken in October 2025.

### Conditions of Sale – Anti-Money Laundering

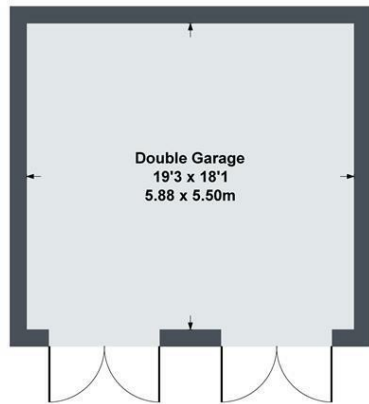
Should a purchaser(s) have an offer accepted on a property marketed by GSC Grays they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £37.50 plus VAT (£45.00 inc VAT) per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

### Services and Other Information

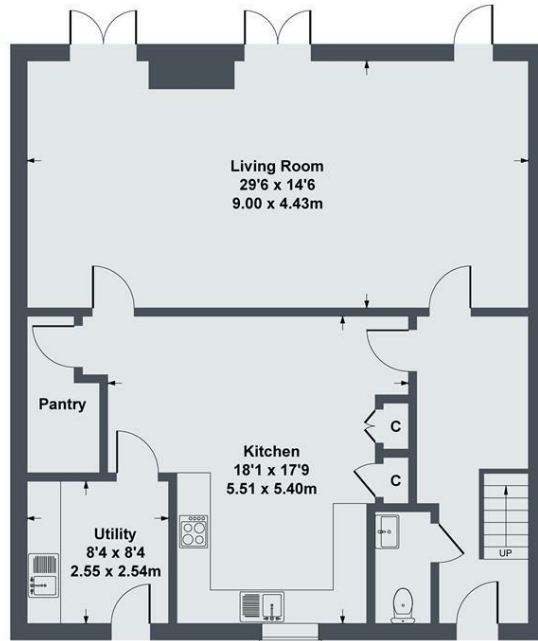
Mains electricity and water are connected. Private shared drainage. Oil fired central heating.

## The Fold, East Layton

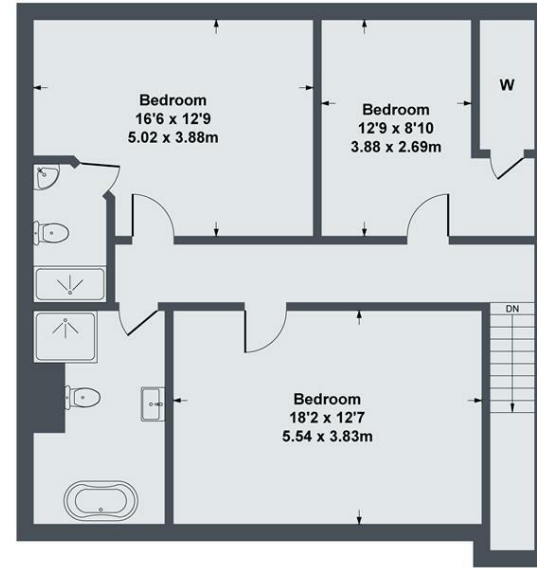
Approximate Gross Internal Area  
2207 sq ft - 205 sq m



GARAGE



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

| 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>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 74                      | 81        |
| England & Wales                             |                         |           |
|                                             | EU Directive 2002/91/EC |           |



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- These particulars, including any plan are a general guide only and do not form any part of any offer or contract.
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- Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
- 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.
- 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.
- Please discuss with us any aspects that are important to you prior to travelling to the view the property.