



HOLLY COTTAGE BARNINGHAM  
Richmond



GSC GRAYS

PROPERTY • ESTATES • LAND



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# HOLLY COTTAGE BARNINGHAM

Richmond, North Yorkshire, DL11 7DU

Holly Cottage is a superbly presented three bedroom Grade II Listed cottage, situated within the heart of the highly sought after village of Barningham. Available with no onward chain.

## ACCOMMODATION

- \* Grade II Listed village property
- \* Double reception room
  - \* Modern kitchen
- \* Three bedrooms
  - \* Garage
  - \* Garden
- \* No onward chain



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## Situation & Amenities

Barningham is a small picturesque North Yorkshire village situated on the edge of Barningham Moor, with a pub/restaurant and village hall. The village is approximately 6 miles from the market town of Barnard Castle and 8 miles from the historic town of Richmond with a wide variety of amenities, including independent and national shops, restaurants and school facilities.

Barningham is easily accessed from the A66, with excellent transport links to the A1(M) at Scotch Corner, making the main business centres of Newcastle, Durham, Teesside and Leeds, all within commuting distance. Railway stations on the East Coast Mainline can be found at Northallerton and Darlington, offering services to London Kings Cross. Newcastle, Durham Tees Valley and Leeds/Bradford Airports are also easily accessible.







### The Property

Nestled in the charming village of Barningham, Richmond, this exquisite Grade II listed end terraced cottage offers a delightful blend of historical character and modern living. With three well-proportioned bedrooms, this property is perfect for families or those seeking a peaceful retreat.

Upon entering, you are greeted by a spacious double reception room, which provides an inviting space for both relaxation and entertaining. The room is filled with natural light, enhancing the warm and welcoming atmosphere. The modern kitchen is thoughtfully designed, featuring contemporary fittings that cater to all your culinary needs, making it a joy to prepare meals.

Outside, the property is complemented by a lovely garden, ideal for enjoying the fresh air or hosting summer gatherings. Additionally, a garage offers practical storage solutions.

This home is not just a residence; it is a piece of history, set in a picturesque village that offers a sense of community and tranquillity. With its unique features and modern amenities, this property is a rare find. Whether you are looking to settle down or invest in a remarkable home, this delightful house in Barningham is sure to impress.





### Accommodation

Accessed via hardwood entrance door to entrance porch with glazed panelled door through to living/dining room. The living/dining room provides ample space for both living and dining with dual aspect windows, exposed beams, feature fireplace, glazed door to kitchen and staircase to first floor. The contemporary kitchen comprises matching range of base units with oak worktops and integrated electric hob, oven, microwave, dishwasher and 1/1/2 bowl sink unit. There is a door to the utility room with stable style door to rear and door to cloakroom/WC.

First floor landing provides access to three bedrooms and a house bathroom comprising step-in shower cubicle, panelled bath, contemporary wash hand basin and low level WC.

### Externally

#### Front Garden

To the front of the property is a low maintenance garden with walled boundary, access gate and flagged paved area leading to front door.

#### Rear Garden

Immediately to the rear of the property over shared land is a separate garden with walled boundaries providing a walled garden with gravelled area and further parking if required. The garden area is low maintenance with shrub borders and circular sunken ornamental patio area with pond.

### Garage

With roller shutter door and parking to front.

Shared vehicle access to the rear is provided to the side of the property with access to Holly Cottage, Rose Cottage and Ivy Cottage.

### Tenure

The property is believed to be offered freehold with vacant possession on completion. Please note the property is subject to a flying freehold in the bathroom for further information, contact GSC Grays.

### Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded C.

### Particulars

Particulars written in October 2025.

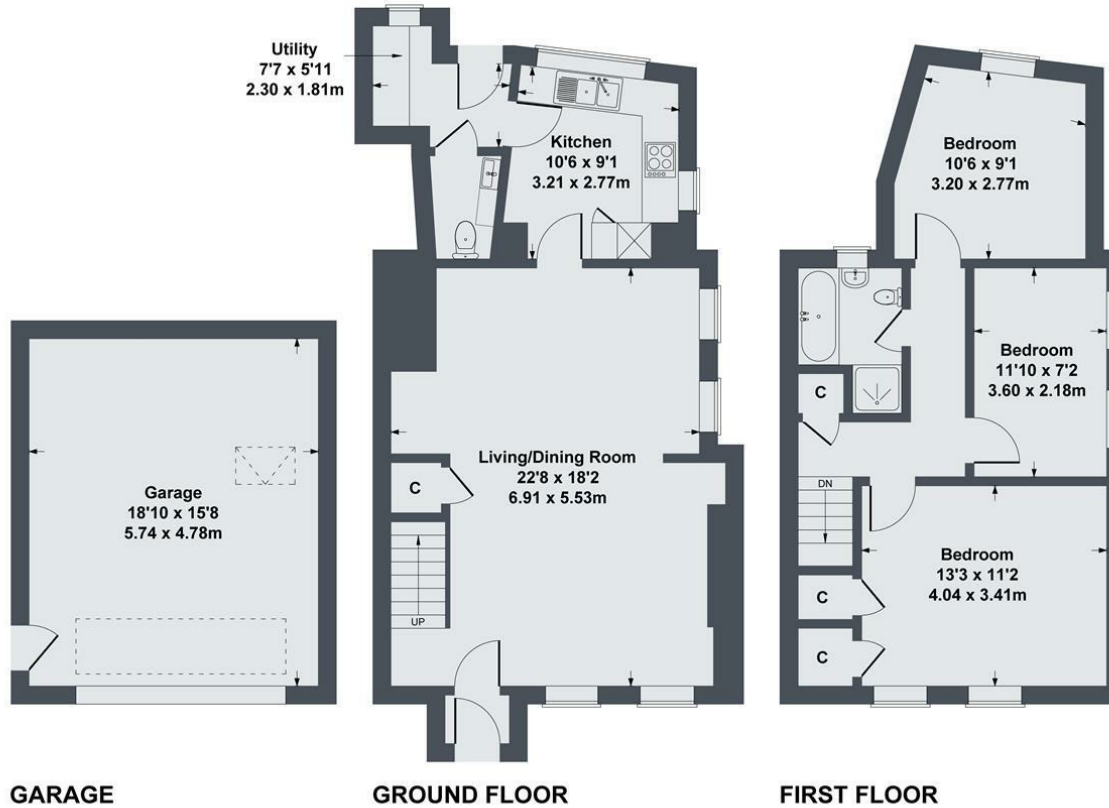
Photographs taken in October 2025.

### Services and Other Information

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

# Holly Cottage, Barningham

Approximate Gross Internal Area  
1345 sq ft - 125 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>                          |                         |           |
| (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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



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