



SPENCER COTTAGE, 53 HIGH STREET
Gilling West, Richmond



GSC GRAYS

PROPERTY • ESTATES • LAND

SPENCER COTTAGE, 53 HIGH STREET

Richmond, DL10 5JG

Spencer Cottage is an exceptionally spacious and charming village residence, boasting an attractive stone façade and beautifully enclosed walled gardens to the rear.

The ground floor offers generous, well-proportioned accommodation, complemented by a wealth of character features including elegant fireplaces, high ceilings, detailed coving and period-style windows.

The property now requires a comprehensive programme of refurbishment and renovation, together with structural works that may limit mortgage availability.

Spencer Cottage is offered to the market with no onward chain, presenting an excellent opportunity for buyers seeking a project in a desirable village setting.



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Situation and Amenities

The highly sought-after village of Gilling West lies approximately 3.5 miles north of the historic market town of Richmond, North Yorkshire. The village has two pubs, a church and a village hall.

Richmond has an excellent range of shops, amenities and services including supermarkets, swimming and leisure facilities, cinema, a range of pubs and restaurants and a regular farmer's market in the market square with Richmond Castle as a backdrop. There are well respected primary and secondary schools in the town as well as private schools nearby including Aysgarth School at Newton-le-Willows, Barnard Castle School and Queen Mary's School.



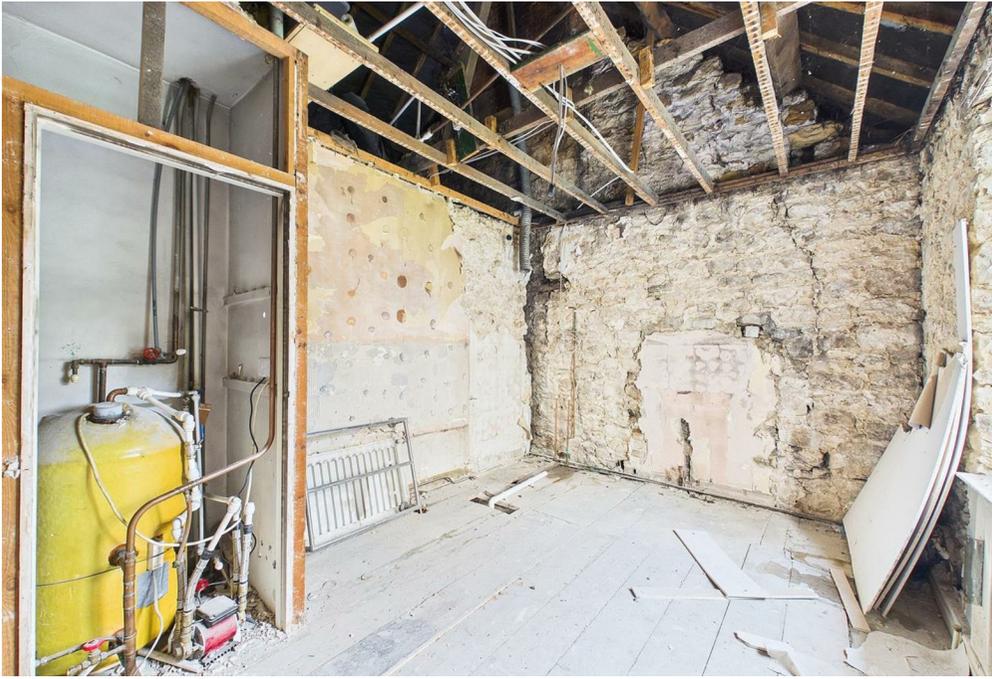


Accommodation

The spacious reception room provides an impressive welcome, leading into an inner hallway with access to the staircase and steps down to a useful cellar storage room. From the inner hall, there is access to the living room, kitchen and dining room.

The living room features a charming fireplace with alcoves on either side and double doors opening directly onto the walled gardens. The kitchen is bright and airy, also offering direct access to the garden.

The centrally located dining room has a front-facing window and offers excellent versatility, making it ideal as a family room if preferred. From here, a door leads into a more formal sitting room, which also benefits from a front-facing window and an attractive fireplace. Beyond the sitting room, a further rear reception room provides an ideal space for a study or a dressing room for the adjoining ground floor bedroom, with an internal door linking through to the ground floor bathroom and onward into the bedroom itself.



The staircase rises via a half landing, an ideal spot for furniture, to the first floor, where there are two well-proportioned double bedrooms. One of these includes a walk-in dressing or storage room.

The former bathroom has been stripped back to the plaster, revealing the extent of renovation required to the gable end wall.

Externally

Double timber gates open onto a generous and secure driveway, flanked by a range of attractive stone outbuildings that offer excellent potential for sympathetic renovation.

The beautifully enclosed rear garden enjoys a desirable south-westerly aspect, providing exceptional privacy, with a neatly lawned area complemented by established beds and borders.

Agent's Note

We are aware of a structural issue on the south gable end wall and are in receipt of a quote for the work as of July 2025. Please get in touch with the agent for further details.

Services

Mains electricity, oil-fired heating, mains water and drainage.

Viewings

Strictly by appointment with GSC Grays. Telephone: 01748 829 217.

Local Authority

North Yorkshire Council. Council tax band F.

Tenure

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

Particulars and Photography

Particulars prepared and photographs taken March 2026.

Spencer Cottage, 53 High Street Gilling West, Richmond, DL10 5JG

Approximate Gross Internal Area
2422 sq ft - 225 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. 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E		
(21-38) F	30	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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