



MOOR VIEW  
Dalton, Richmond



**GSC GRAYS**

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# MOOR VIEW

Richmond, DL11 7HS

Nestled in the charming village of Dalton, this superbly presented and deceptively spacious Grade II listed character property offers a delightful blend of period features and modern comforts. Spanning an impressive 1,969 square feet, this home boasts four bedrooms and to the exterior there are gardens and approximately 1.63 acres of land.

## ACCOMMODATION

- \* Grade II Listed
- \* Superbly presented four bedroom family home
  - \* Village location
  - \* Deceptively spacious
- \* Two paddocks approx 1.63 acres
  - \* Enclosed garden
  - \* Double garage
  - \* For sale as a whole



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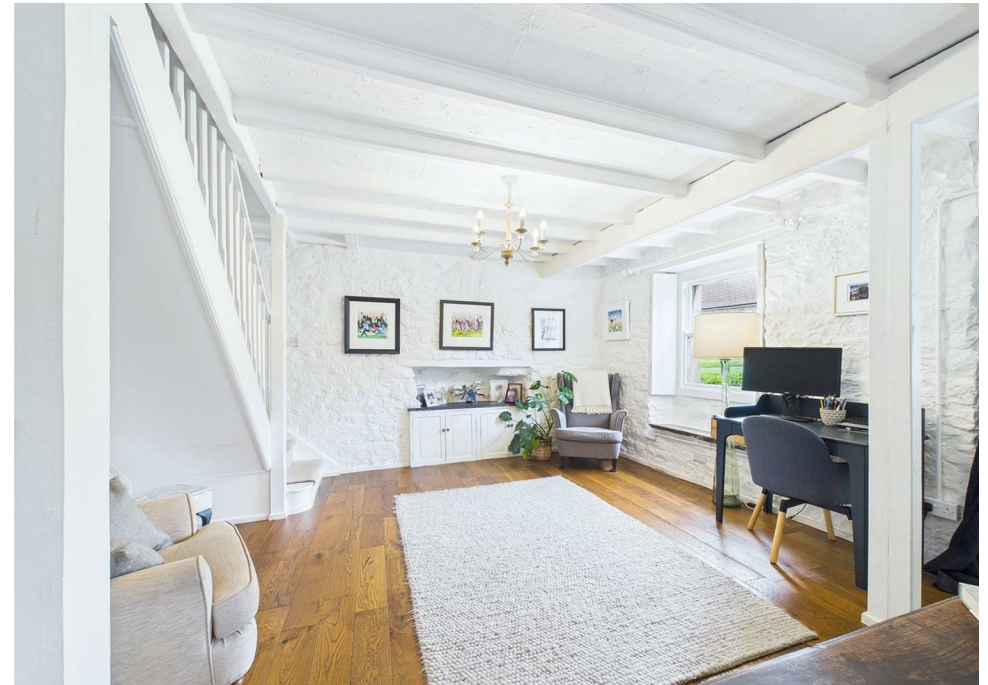
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## Situation & Amenities

Richmond 7 miles, Barnard Castle 8 miles, A1(M) Scotch Corner 8 miles, Darlington 17 miles, Durham 38 miles. Please note all distances are approximate. The nearby historic market towns of Richmond and Barnard Castle offer a wide variety of amenities including national and local retailers and state and private educational opportunities. 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. Barnard Castle also has a castle, riverside walks and the Bowes Museum is on the outskirts of the town. Both market towns offer a traditional weekly market, a library and good range of restaurants.

## The Property

This superbly presented and deceptively spacious Grade II listed character property offers a delightful blend of period features and modern comforts. Spanning an impressive 1,969 square feet, this home boasts four bedrooms and two well-appointed bathrooms, making it an ideal choice for families or those seeking ample living space.

As you enter, you are greeted by a stunning double reception room, adorned with exposed beams and a cosy stove, creating a warm and inviting atmosphere perfect for entertaining or relaxing with loved ones. The property also features two additional reception rooms, providing versatility for various uses, whether it be a home office, playroom, or formal dining area.

The enclosed rear garden is a true sanctuary, offering a private outdoor space to unwind and enjoy the beauty of nature. With approximately 1.63 acres of land, there is plenty of room for outdoor activities or even the possibility of gardening enthusiasts to cultivate their own green oasis or room for a pony.

This period property is not just a home; it is a lifestyle choice, combining the charm of historical architecture with the practicality of modern living. With its picturesque setting and generous living space, this residence in Dalton is a rare find and is sure to attract discerning buyers looking for a unique and characterful home.





## Accommodation

### Ground Floor

Moor View is a deceptively spacious property with double reception room, painted beams, window shutters and cast iron stove. The dining room has parquet flooring, serving hatch to kitchen and glazed double doors to conservatory. The breakfast/kitchen room has ample dining space as well as a matching range of wall and base units incorporating rolled edge worksurfaces with sink unit, space for Range style cooker, integrated Neff oven and dishwasher, tiled floor, window overlooking rear garden and door to conservatory. The conservatory has a beautiful stone floor with double glazed windows and doors to rear garden. From the kitchen there is an utility room with door to side elevation and built-in storage cupboard housing oil fired central heating boiler and further useful storage cupboards. There is a ground floor shower room/wc along the corridor leading to a lovely garden room with patio doors to rear garden.

### First Floor

The master bedroom is to the rear of the property with a bank of fitted wardrobes and en-suite bathroom, with window overlooking the rear garden and views beyond. There are a further three double bedrooms on the first floor and a house bathroom with panelled bath with shower over, wash hand basin and low level WC.

### Externally

#### Garden

Enclosed rear garden mainly laid to lawn with walled boundaries, mature planted borders with plants, shrubs and hedging. There is a patio direct to the rear of the property with pathway leading to garaging and land at the rear of the garden.

#### Garaging

Two garages with up and over doors measuring 19'9 x 14'3 and 19'7 x 14'3 with personal door to rear, power and light. Access to the garaging is via a right of way for vehicle and pedestrian use.



### Land

Approximately 1.63 acres of land divided into two paddocks. The land has a gate access via Low Lane, Dalton. Please note, one paddock has recently planted trees and planning permission for one shepherd's hut for ancillary use associated with Moor View. Planning permission number ZD26/0082/FULL

### Tenure

The property is believed to be offered freehold with vacant possession on completion. For sale as a whole.

### Local Authority and Council Tax

North Yorkshire County Council  
For Council Tax purposes the property is banded F.

### Particulars

Particulars written in April 2026.  
Photographs taken in April 2026.

### 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, drainage and water are connected. Oil fired central heating.

### Wayleaves, Easements and Rights of Way

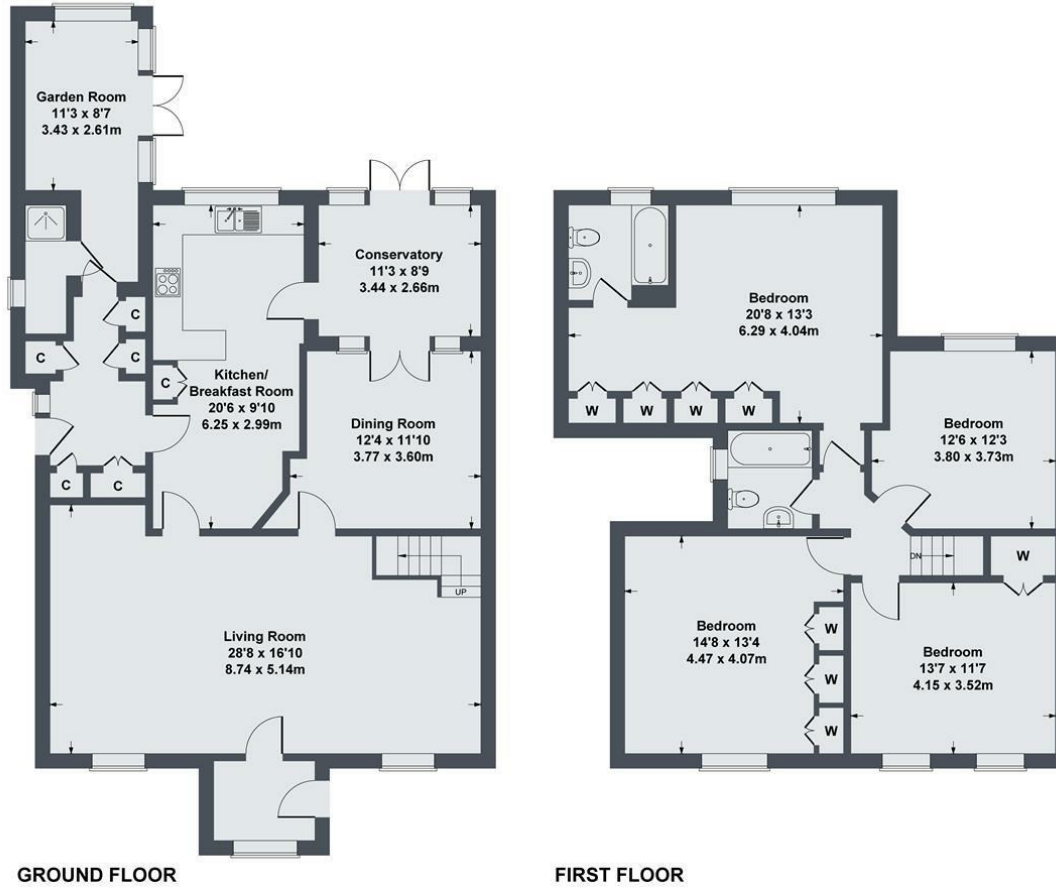
Moor View is sold subject to and with the benefit of all existing rights including rights of way whether public or private, light, drainage, water and electricity supplies and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not.

### Areas, Measurements and 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.

## Moor View, Dalton

Approximate Gross Internal Area  
2131 sq ft - 198 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) <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>	58	70
	EU Directive 2002/91/EC	



### DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. 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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3. Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
4. 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.
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 view the property.