

8 CLIFFORDS VIEW  
Ovington, Richmond



GSC GRAYS

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# 8 CLIFFORDS VIEW

Richmond, North Yorkshire, DL11 7DB

Situated on the outskirts of the charming village of Ovington, this semi-detached family home offers a delightful blend of space and comfort. With its extended design, the property is spacious, providing ample room for family living comprising four bedrooms, two bathrooms and two receptions rooms. Viewing is highly recommended.

## ACCOMMODATION

- \* Spacious extended family home
  - \* Four bedrooms
  - \* Two bathrooms
  - \* Two reception rooms
  - \* Village location
- \* Stunning views to the rear
- \* South facing rear garden, garage and off-street parking
- \* Solar panels with feed tariff until December 2035



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## Situation & Amenities

The village itself is known locally as the maypole village due to the siting of a maypole in the centre of the village green. A public house and village hall add to the villages sense of community. The nearby historic town of Barnard Castle offers a wide range of amenities including national and local retailers, sports centre, a traditional weekly market and monthly farmers market. Richmond is also an accessible market town which is in easy travelling distance and offers a good range of amenities also including national and local retailers, swimming pool and cinema. For the commuter the A67, A66 and A1 (M) provide links with the major commercial areas of the North East. Nearby Darlington has a main-line rail station.

## The Property

This semi-detached family home offers a delightful blend of space and comfort. With its extended design, the property is spacious, providing ample room for family living.

Inside, you will find four well-proportioned bedrooms, perfect for accommodating a growing family or guests. The two bathrooms ensure convenience for all, while the two reception rooms offer versatile spaces for relaxation and entertainment. Whether you are hosting a gathering or enjoying a quiet evening, these rooms cater to your every need.

One of the standout features of this home is the stunning views to the rear, allowing you to enjoy the beauty of the surrounding countryside over the Richmond hills from the comfort of your own living space. The garden provides a lovely outdoor area for children to play or for you to unwind in the fresh air. Additionally, the property boasts off-street parking, a valuable asset in this picturesque village setting. A garage further enhances the practicality of this home, providing extra storage or space for hobbies. This property is an excellent opportunity for those seeking a family home in a tranquil location, with all the amenities of Barnard Castle and Richmond nearby. Do not miss the chance to make this charming residence your own.

## Accommodation





### Ground Floor

With entrance porch leading into an entrance hall with staircase to first floor, understairs storage cupboard and doors to ground floor accommodation. The living room is a beautiful light and spacious room with inset multi-fuel stove, dual aspect windows, sliding patio doors to rear south facing garden and wonderful views to rear over open countryside to the Richmond Hills. The dining room has French doors to rear garden. The kitchen includes a matching range of wall and base units with solid oak doors incorporating rolled edge worksurfaces with ceramic sink unit, electric hob, Bosch electric fan oven and space for fridge/freezer. To the rear of the kitchen is the utility room with space for a tumble drier and plumbing for washing machine, useful sink and door to rear garden. Also, plumbing in place for installation of downstairs WC if required.

### First Floor

The master bedroom boasts stunning views to the rear, fitted wardrobes and en-suite shower. There are two further bedrooms with windows to front elevation and a fourth bedroom with windows to rear elevation and great views as well as having a staircase to useful loft space which is fully carpeted with lighting and electric points, Velux window and window to side gable. The house bathroom comprises a four piece suite including panelled bath, step-in shower cubicle, pedestal wash hand basin and low level WC. Substantial fully boarded main loft accessed from hall with drop down hatch, loft ladders and Velux window to rear providing excellent storage and the opportunity to extend the property further if required.

### Externally

#### Front Garden

Mainly laid to lawn with hedged boundaries and raised vegetable bed.



### Rear Garden

South facing mainly laid to lawn with hedge and fenced boundaries, side access gate and path leading to the garage.

### Garage

5.4m x 3.9m with double doors to front and side window with electric lights and sockets and side door. The garage is currently divided into two with an easily removable wooden partition to provide useful storage as well as a stable.

### Driveway

Shared driveway with off-street parking for one vehicle in front of the garage.

### Tenure

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

### 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 April 2026.

Photographs taken in April 2026.

### Services and Other Information

Mains electricity, drainage and water are connected. Electric central heating. Superfast Fibre Broadband direct to premises.

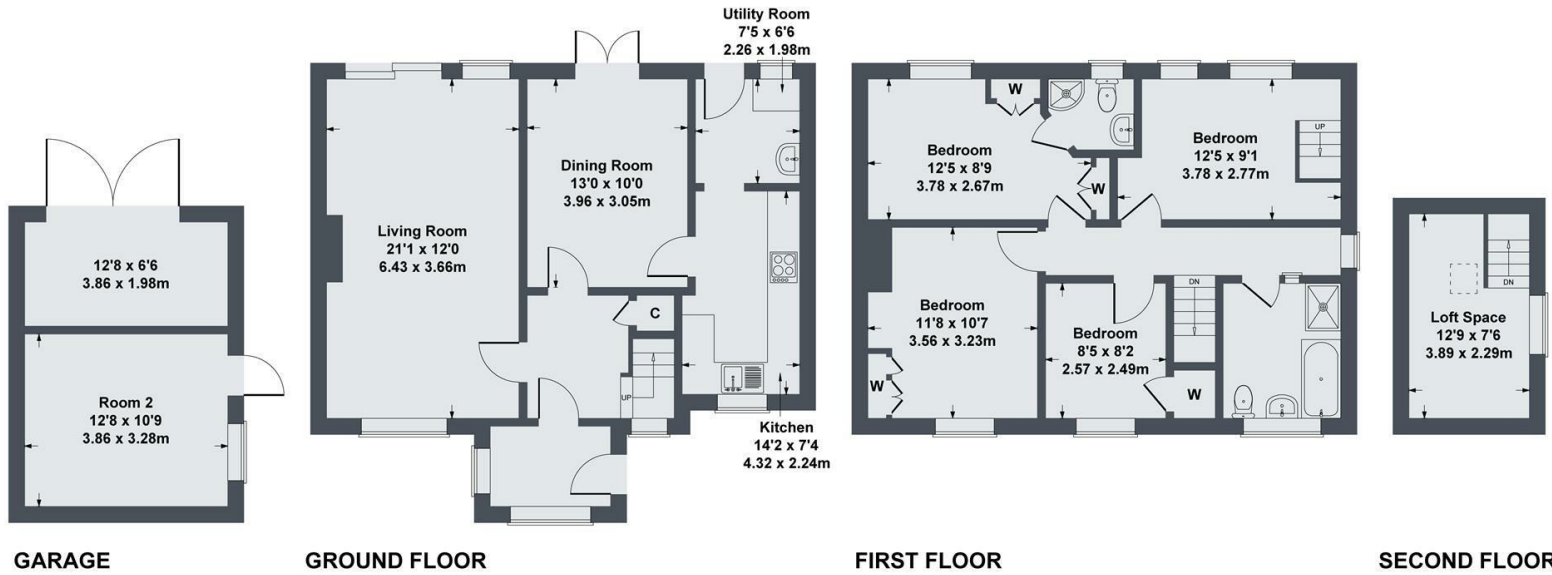
The property is sold with the benefit of solar panels and the accompanying feeding tariff until December 2035 which is currently generating around £1,000 per year in income.

### 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.

## 8 Cliffords View, Ovington DL11 7DB

Approximate Gross Internal Area  
1599 sq ft - 149 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		
England & Wales		EU Directive 2002/91/EC



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