



MEADOWFIELD
23 Darlington Road, Richmond



MEADOWFIELD

23 DARLINGTON ROAD, RICHMOND, DL10 7BE

AN EXCEPTIONAL EXTENDED CHARACTER HOME WITH
FOUR DOUBLE BEDROOMS AND FOUR RECEPTION ROOMS
POSITIONED ON A WONDERFUL PLOT WITH LARGE
DRIVEWAY AND TRIPLE GARAGE AND GOOD SIZED
PRIVATE GARDENS IN A PRIME RICHMOND LOCATION

Accommodation

Entrance Hall • Living Room • Dining Room • Garden Room
Study • Kitchen • Utility Room • Rear Boot Lobby • Two Ground Floor WC's
Elegant Spacious Landing • Four Double Bedrooms Two with En Suites
Luxurious Family Bathroom

Externally

Large Block Paved Driveway • Triple Garage with courtesy internal door
Well Maintained Front Gardens • Rear Entertaining Patio areas
Variety of Seating Options • Victorian Style Greenhouse • Vegetable Garden
Lawn Terrace and Mature Planting



GSC GRAYS

PROPERTY • ESTATES • LAND

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Situation and Amenities

Richmond boasts a variety of amenities including independent and national shops, cafes, restaurants, pubs, butchers and bakeries. There is a traditional weekly market in the town centre, as well as a library, swimming pool, gym and The Georgian Theatre Royal.

The Station is a restored Victorian railway station which also features a restaurant, gallery, cinema and artisan food producers. There are primary and secondary schools, Richmond Golf Course and the historic Richmond Racecourse. There are also private schooling facilities available at Barnard Castle School (14 miles).

The town is well positioned for access to the A66 and A1 (M) (4.5 miles), as well as mainline stations at both Darlington (13 miles) and Northallerton (17 miles).

Accommodation

The front door opens into a stylish entrance vestibule with tiled flooring, radiator and a wealth of period character, including coving, windows and dado rails. A further door leads into the main reception hall, a superb first impression of the home, with panelled walls, staircase rising to the first floor and useful understairs storage. From here, doors lead to the principal reception rooms and kitchen.

The living room is a beautifully proportioned reception room, enjoying a marble fireplace with hearth, surround and gas fire as its focal point. A bay window frames views over the front garden, while picture rails and traditional detailing enhance the room's refined character.

The dining room is an impressive and generously sized space, ideal for both formal entertaining and family dining. A window overlooks the front garden, while a central fireplace with tiled hearth, timber surround and wood-burning stove creates a warm and inviting atmosphere.

The kitchen is exceptionally well appointed and thoughtfully designed, featuring tiled flooring, bespoke hand-built cabinetry and granite work surfaces. A fitted double oven Aga forms a striking centrepiece, complemented by a twin ceramic



sink, integrated dishwasher and space for an American-style fridge freezer. The central island, with its curved detailing, integrated power points and breakfast bar seating, provides both practicality and sociable appeal. The adjoining utility room continues the same high standard of finish, offering panelled walls, a further sink and drainer, plumbing for a washing machine, ample storage and a pleasant outlook over the rear garden.

Beyond the utility room is a rear lobby with panelled walls, cloak storage, rear-facing windows, a Velux rooflight and direct access to the garden. There is also a ground floor cloakroom fitted with a low-level WC and wash hand basin.

To the opposite side of the kitchen lies a stunning garden room extension, a superb addition to the home, featuring tiled flooring, underfloor heating and large bi-fold doors opening directly onto the patio and rear garden. A feature wood-burning stove adds further charm, while four Velux rooflights draw in an abundance of natural light, creating a wonderfully bright and versatile relaxed living space with a handy large storage room to keep things tidy.

An inner hallway provides internal access to the garages and the study a highly practical and well-appointed room fitted with quality bespoke furniture including bookshelves, cupboards and desk space, making it ideally suited for home working. The inner lobby also provides access to a second ground floor cloakroom with WC and vanity wash hand basin.

The staircase rises to the first-floor landing, where a beautiful feature window allows natural light to pour in. The landing itself is spacious and elegant, with panelled walls and access to four double bedrooms and the family bathroom as well as loft access.

The principal bedroom is a particularly attractive and well-proportioned suite, enjoying a feature fireplace, extensive built-in wardrobes and windows to both the front and side elevations. The en suite is stylishly appointed with a step-in shower cubicle, vanity wash hand basin, low-level WC, shuttered window and a full-height storage cupboard.





The guest bedroom is equally well presented, with part-panelled walls, two windows to the side and rear elevations, and a fireplace, currently unused. It also benefits from a beautifully finished en suite shower room, fully tiled and fitted with a step-in shower cubicle, low-level WC, wash hand basin with storage beneath, heated towel rail and side-facing window.

There are two further double bedrooms, both of excellent proportions. One features storage cupboards and a fireplace, while the other offers a fitted wardrobe, fireplace and twin windows overlooking the rear garden.

The family bathroom is well appointed and stylishly finished, comprising a step-in shower cubicle, panelled bath, vanity wash hand basin, heated towel rail and mirrored cupboard, together with a shuttered window to the rear elevation.

Externally

There is a large, block-paved driveway providing parking for multiple vehicles and leads to the triple garaging, a paved pathway carries on to the main entrance door. Steps lead down from the front terrace lead to a well-maintained lawn with mature planting and trees providing privacy to the front.

The rear gardens have patio terracing and lighting immediately outside the garden room and kitchen offering the perfect spot for private alfresco dining. Steps up from the terrace lead to a second patio area and onwards to a vegetable garden and lawned area where there are raised beds, vegetable beds, fruit trees, borders, mature hedging and planting. There is also a large, high-quality Victorian-style greenhouse and a further seating area.

Triple Garage

The garage has three electric doors, eaves storage, Velux windows and space for a dryer. There is access to the garage from the inner lobby, with a further door leading out to the side of the property.

Tenure

The property is freehold and will be offered with vacant possession on completion.



Owner's Insight

We have loved this home for the past 15 years as a place to raise our family, offering generous space both inside and out, with private gardens that have been perfect for relaxing and entertaining. The kitchen and garden room have always been the heart of the home, where family life naturally comes together.

The location has always been incredibly convenient - close to schools and just a short walk to the town centre.

Ours is a home that combines space, privacy and everyday practicality in a truly special way.

Viewings

Strictly by appointment with GSC Grays - T: 01748 829 217.

Local Authority

North Yorkshire Council. Council tax band F.

Services

Mains electricity, gas, water and drainage.

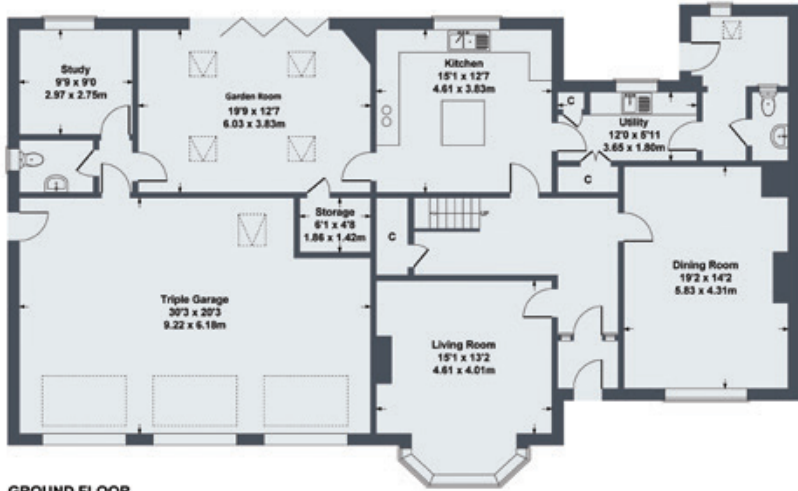
Wayleaves and Covenants

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



23, Darlington Road Richmond, Yorkshire DL10 7BE

Approximate Gross Internal Area
3240 sq ft - 301 sq m



GROUND FLOOR

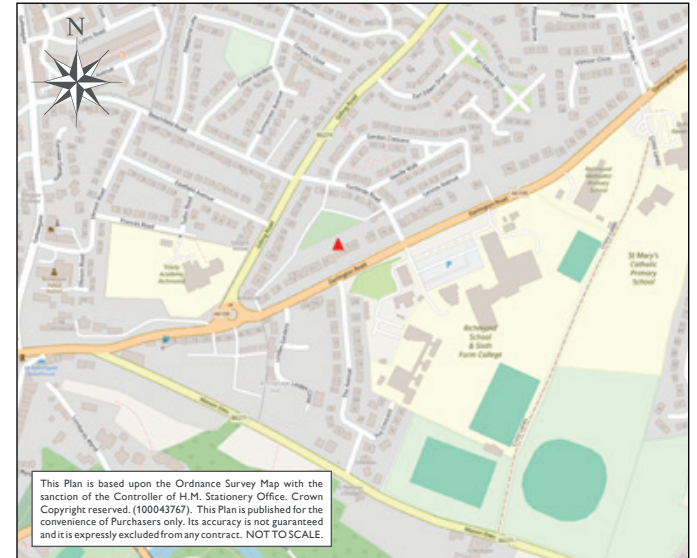


FIRST FLOOR

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. 2026



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Energy Efficiency Rating

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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Particulars written: May 2026

Photographs taken: April 2026