



OLD SCHOOL HOUSE

Hutton Magna, Richmond, North Yorkshire DL11 7HQ



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A charming character property situated in the heart of the sought after village of Hutton Magna. Formerly part of the Pease Estate, with the core of the property dating back to the mid 1800's, previously used as the Sunday School for many years before becoming the village hall and converted to a private home in the 1980's. The property has a wealth of character with stunning, stone mullion windows, exposed beams and former school bell to name a few.

Period property

Three bedrooms

Village location

Parking

Gardens

Stone barn



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Situation and Amenities

Barnard Castle 8 miles, Richmond 10 miles, Darlington 13 miles, Durham 35 miles, Newcastle 49 miles, Harrogate 44 miles, A1 (M) 8 miles, Durham Tees Valley Airport 22 miles. Located in the village of Hutton Magna, there is a Church and Village Hall. The property enjoys good transport links with the A66 and A1 (M) easily accessible. Main line train stations can be found at Darlington and Durham, with international airports at Durham Tees Valley, Newcastle and Leeds Bradford. The local market towns of Richmond and Barnard Castle are within close proximity and offer a good range of amenities including independent and national shops and eateries, as well as primary and secondary schools and various sports clubs. Teesdale and the Yorkshire Dales National Park are in close proximity providing a picturesque landscape for outdoor activities.

The Property

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Accommodation

A bespoke made solid oak front door leads into the dining hall.

Dining Hall

With a window to the front, fitted bookcase, stairs to the first floor, understairs storage, oak flooring and steps leading up into the inner hall with doors to the living room, breakfast kitchen and utility. Oak flooring flows throughout into the kitchen.

Kitchen

With an apex double height ceiling, mullion windows overlooking the rear garden, a good range of free standing bespoke furniture with solid oak work surfaces, Belfast sink with a mixer tap and drainer, induction Hotpoint hob, Bosch stainless steel extractor hood, glass splashback, electric oven, bespoke fitted wall unit and space for additional free standing kitchen furniture, contemporary wall mounted radiator, skylight, oak windowsills and a door to the rear garden.

Utility Room

With a low level WC, Armitage Shanks wash handbasin and an opaquely glazed window to the side. Plumbing for a washing machine and tumble dryer and a cloakroom, and housing for the boiler.

Living Room

Dual aspect with two mullion windows overlooking the rear garden and one mullion window overlooking the front, multifuel stove with a stone surround and hearth.

First Floor Landing

Built into the eaves with a window to the front, storage and steps leading up to the main landing.

Bedroom One

Built into the eaves with two windows overlooking the rear garden and countryside views beyond, exposed apex beams, two radiators and loft access.

Bedroom Two

Built into the eaves with dual aspect, Velux window to the side and a character window to the front, storage cupboard and radiator.

Bedroom Three

Velux window to the side, fitted hanging rails and storage cupboards. This room does have restricted head height.

Bathroom

With a white suite comprising a freestanding bath, low level WC, contemporary vanity wash handbasin and a corner step-in shower, extractor fan, window overlooking the rear garden and countryside views, exposed beams and timber flooring.

Externally

Driveway

The property is approached through wrought iron gates and stone walled boundaries, with off road parking and a substantial, well stocked flower bed to the front of the property.

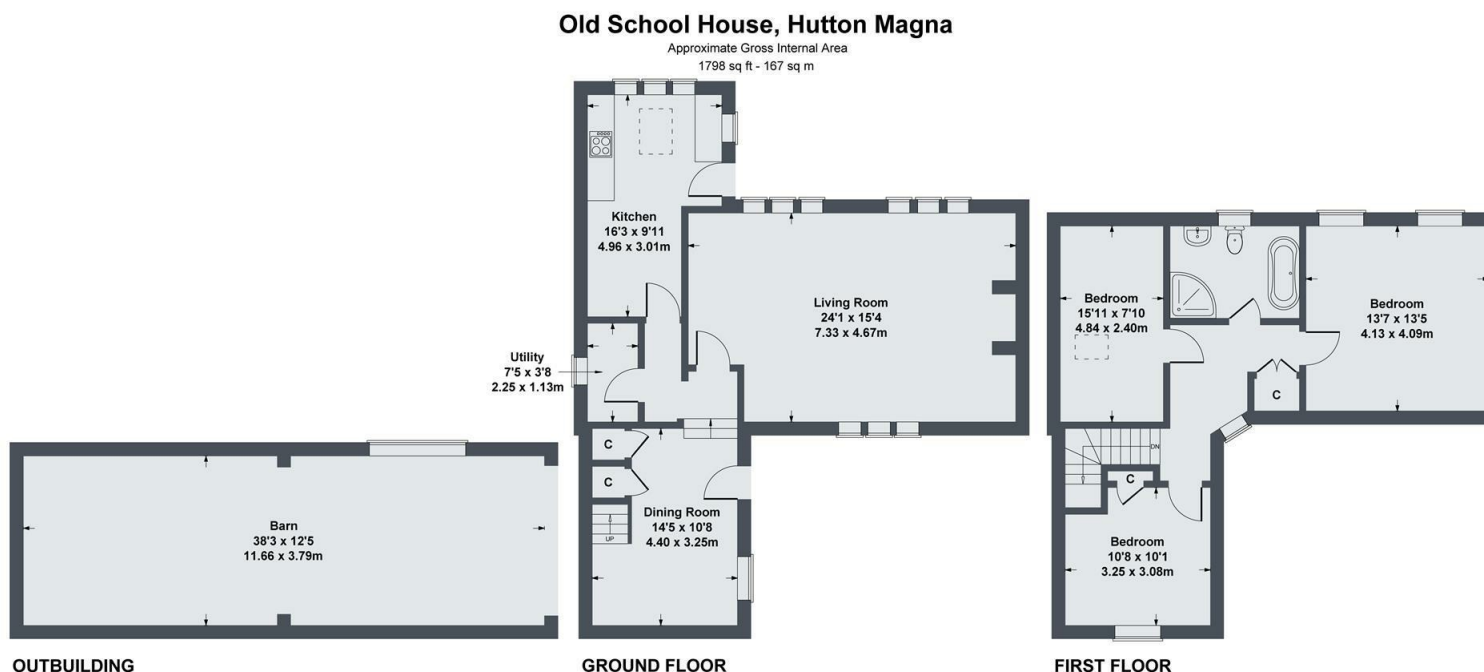
Garden

There is a rear garden with various seating areas including a paved patio adjacent to the property and a lawn tucked away in the corner which enjoys countryside views over open fields beyond. There are paved pathways leading round the large central flower bed which is stocked with a variety of flowers and shrubs.

Barn

Stone-built with open end. The barn could provide a variety of uses, subject to planning consent.





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		79
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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