



The Arches Ravensworth, Richmond, North Yorkshire, DL11 7ET
Offers over £350,000

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A Stunning 3 DOUBLE BEDROOM single-storey Barn Conversion, offering superb open-plan living in this picturesque farmstead location, surrounded by & overlooking undulating countryside (See pictures of the area). The property is situated just outside the village & is a Ready-to-Go Holiday INVESTMENT or Permanent Home - it is currently used as a holiday let (2020 Rates: Low £510 to High £976 - £1749 at Christmas).

Approached down a private rural lane & track, The Arches forms part of a secure small farmstead development. There is a sheltered & well-maintained shared lawn area to the rear of the barn. The property comes with is a private UV filtered water supply, a shared bio-digester treatment plant, mains electricity & Fibre Broadband.

Ravensworth is a very desirable village in the Holmedale valley, home to the internationally important C14th Ravensworth Castle Tower Ruins. Surrounded by undulating countryside & offering great walks, cycling etc., the Village has a Primary School, The Bay Horse Inn, a Village Hall & a Chapel. There is excellent access to the A66 (about a mile) & the NEW A1(M) at Scotch Corner about 6 miles. The village is 240 miles from CENTRAL LONDON, Historic Richmond about 6 miles, Barnard Castle 9 (Prep & Boarding school) & Darlington 15 miles (main line rail station), Durham 36 miles, Newcastle 49 & York about 52 miles.

HALL 8.20m long (26'10" long)

Attractive exposed stone arches with full-height double glazed windows & front door.

Superb Main LIVING AREA 10.48 x 7.73 max (34'4" x 25'4" max)

A great space with high vaulted truss beam ceilings & comprising:

KITCHEN & DINING ROOM 7.73 max x 4.38 (25'4" max x 14'4")

The 'wow factor' with 4.37m/14'4" vaulted truss beam ceiling & exposed stone features. Extensive range of Oak wall & floor units with worktops, Granite-inset Belfast sink & integrated appliances (Rangemaster dual-fuel range (electric oven & gas hob - LPG), fridge, dishwasher & washing machine. Open to:

SITTING ROOM 5.19 x 4.23 (17'0" x 13'10")

Vaulted truss beam ceiling with double glazed Velux windows, exposed stone arches with full-height double glazed windows & door, TV & telephone points & radiator.

MASTER BEDROOM 1. 5.46 x 4.83 (17'10" x 15'10")

High vaulted truss beam ceiling, exposed stone arches with full-height double glazed windows & door, TV & telephone points & 2 radiators.

EN SUITE SHOWER ROOM 1.99 x 1.69 (6'6" x 5'6")

Shower cubicle, washbasin & WC, down-lighting & towel radiator.

BEDROOM 2. 4.34 x 3.11 max (14'2" x 10'2" max)

TV & telephone points, down-lighting & radiator. 2 double glazed windows to rear.

BEDROOM 3. 3.59 x 3.11 (11'9" x 10'2")

TV & telephone points, down-lighting & radiator. Double glazed window to rear.

House BATH/SHOWER ROOM 2.65 x 2.10 (8'8" x 6'10")

Panelled bath, shower cubicle, inset washbasin & WC with cupboards & towel radiator.

OUTSIDE

SMALL low-maintenance gravel patio area & parking - see RED line on front picture.

NOTES


- (1) Fibre Broadband
- (2) Private UV filtered water supply
- (3) Mains electricity
- (4) Shared bio-digester treatment plant
- (5) Oil central heating – (LPG to dual-fuel range cooker)
- (6) Double Glazing
- (7) Council Tax Band: TBA
- (8) Maintenance of access road TBA



OFFERS OVER £350,000



Sketch Plan for Identification Purposes Only
The placement & size of walls, doors, windows, staircases & fixtures are approximate & cannot be relied upon as other than for guidance purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	54	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 