

“Cordilleras House”



“Cordilleras House” 11 Hurgill Road, Richmond, North Yorkshire.

£530,000

Cordilleras House is an impressive Georgian townhouse, that makes a fantastic family home. It has also recently been run as a very successful guesthouse. It is centrally located, with views over the cricket pitch and Greyfriars’ Tower. Beautifully presented throughout, it features a sitting room and a very well-appointed dining-kitchen to the ground floor, five double bedrooms, three ensembles, a house bathroom and an Attic Suite. Externally, to the rear, there is a walled courtyard garden with a secluded hot tub, and a lawned garden to the front. Viewing is essential to appreciate the spacious and light-filled nature of this beautiful property.



Entrance Hall:

Accessed through an impressive doorway, the hallway features stripped pine floorboards, a cast iron radiator and stairs to the first floor.

Sitting Room:

A dual aspect room having windows to the fore and side of the property, both with timber shutters. There is a radiator, a TV point and ceiling features including coving and a ceiling rose. The central focus of the room is the fireplace which houses a log burning stove.

Dining Kitchen:

With ample space for dining, the kitchen is fitted with a range of wall and base units that are complimented with Lake District green slate countertops while the large central island has a bamboo worktop. Integrated into the units are a Neff oven and induction hob and a 1940's Duck Egg blue Aga. There is plumbing for a dishwasher and space for an American style fridge freezer. A set of patio doors open out to the courtyard.

The dining area has a window with timber shutters and a gas stove set into an inglenook fireplace.

Utility:

Providing an ideal space for outdoor wear and having plumbing for a washing machine, a radiator, a window and a door to the rear passageway.

Cloakroom:

Having a WC, wash hand basin and a heated towel rail.

Cellar:

Accessed from the kitchen and having a flagged floor, light, power and a window.

First Floor Landing:

A light landing area being dual aspect and having stripped pine floorboards and a radiator.

Coverdale:

A double bedroom with a window overlooking the fore garden and a radiator. There are two alcoves offering shelving and hanging space.

The Ensuite has a large walk-in shower enclosure, a WC and a wash hand basin. There is a radiator and a stone tiled floor with underfloor heating.

Wensleydale:

A large double bedroom being dual aspect and having two radiators.

Bathroom:

The very well-appointed bathroom features a "Slipper" bath, a large shower enclosure, a WC and a wash hand basin. There is underfloor heating, a radiator, an airing cupboard and a window.



Second Floor Landing:

With two useful cupboards and a window.

Arkendale:

A large double bedroom with a window overlooking the garden and with a radiator. The Ensuite has a large shower enclosure, a Hip bath, a WC and a wash hand basin. There is a large linen cupboard, underfloor heating and a window to the rear of the property.

Swaledale:

A dual aspect double bedroom with two radiators and stripped pine floorboards. The Ensuite has a bath with a shower over, a WC and a wash hand basin.

Third Floor Landing:

With useful eaves storage and a large storage cupboard.

Bedroom:

With two roof windows, and a radiator.

Attic Suite:

An excellent space which would be ideal as a home office, studio or hobby room.

The bedroom has fitted eaves storage, a radiator and a Velux roof window.

There is a kitchenette and a shower room with a WC and wash hand basin.





External

The property is approached through a gate off Hurgill Road that leads to a lawned garden with well stocked and mature planting.

The rear courtyard has access through a gated archway off Hurgill Road. The cobbled and flagged courtyard has a water feature, large stone table with bench seats and a paved seating area, offering an ideal area for outdoor entertaining. A 5-person hot tub sits in the secluded corner, screened by plant-covered trellis and large pots. There is a stone store with lighting, and the courtyard benefits from power sockets, lighting and a water tap.

Additional Information

The property is Grade II Listed.

The postcode is DL10 4AR and the Council Tax Band is E.

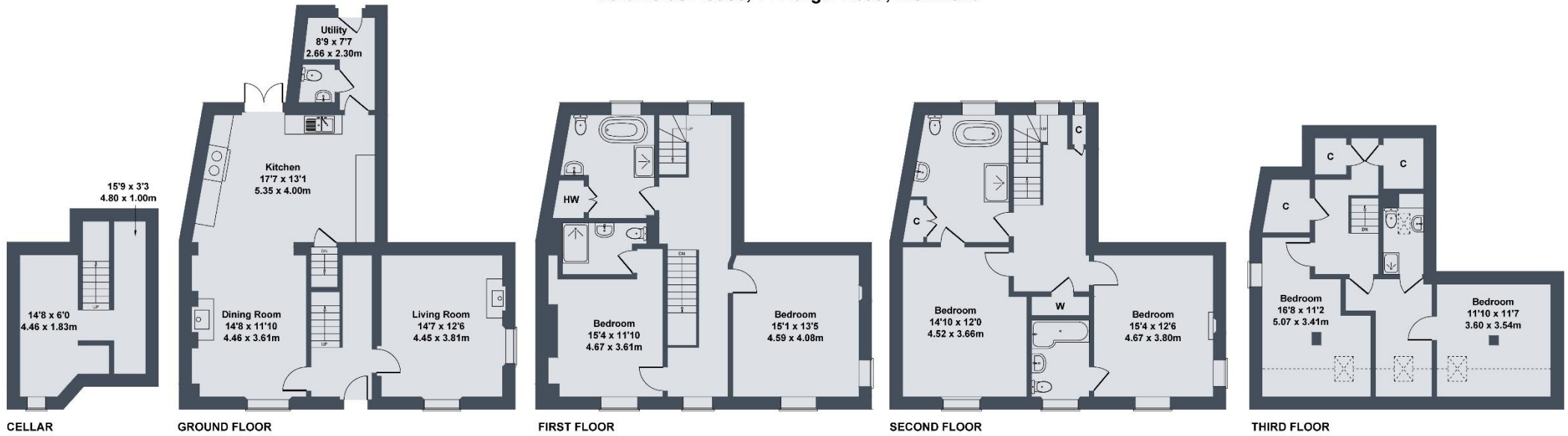
The property has the benefit of gas central heating and most windows are double glazed.

There is permit parking in Nuns Close Car Park which is less than a minute walk from the property.

The adjacent property has a pedestrian right of way across the courtyard access to a stone store.



Cordilleras House, 11 Hurgill Road, Richmond



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. 2023



15 King Street Richmond North Yorkshire DL10 7AG
 T 01748 821700 F 01748 821431
 E info@irvingsproperty.co.uk W www.irvingsproperty.co.uk