

The Pinfold, West Steadings, Gayles



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Offers in The Region of £429,950

Forming part of an exclusive courtyard development in this highly regarded village, The Pinfold is a three bedroomed conversion which is very nicely presented and retains a wealth of character throughout. To the ground floor there is a living room with log burning stove, a generous dining kitchen, a dining room and a cloakroom, with the first floor having three bedrooms, and a well appointed bathroom. Externally there is a lovely garden that enjoys the afternoon sun, a south facing walled patio area, allocated parking and a garage. An early inspection is strongly recommended.



Entrance Hallway:

Accessed through a timber door, the hallway has stone paved flooring, exposed beams, two radiators and a door to the garden.

Living Room:

The dual aspect living room has a fully glazed door to the front and a sliding sash window to the side overlooking the walled patio. There are two radiators, exposed beams, a TV point and a feature fireplace housing a log burning stove.

Cloakroom:

With a WC, a wash hand basin and a radiator.

Dining Kitchen:

Fitted with a range of quality wall and base units with soft close fittings and complimenting countertops which also create a breakfast bar for informal dining. Integrated into the units are a dishwasher, a fridge and a freezer.

There is plumbing for a washing machine, space for a range cooker, exposed beams, stone flagged flooring, a radiator and a sliding sash window to the front of the property.

Dining Room:

With ample space for family dining and having a lovely aspect overlooking the garden. There is a radiator and a pair of doors opening out to the patio and garden.

First Floor Landing:

With a radiator and window to the front of the property.

Bedroom:

A double bedroom with fitted wardrobes, a radiator, a TV point and a sliding sash window to the front of the property.

Bedroom:

A dual aspect double bedroom with windows to the front and side of the property, and a radiator.

Bedroom:

With a storage cupboard, a radiator, loft access and a sliding sash window overlooking the garden.

Bathroom:

The well appointed bathroom has a roll top, claw foot bath, a WC, a wash hand basin and a shower enclosure. There is a radiator and loft access.



External

The Pinfold forms part of an exclusive development and has the benefit of allocated parking for one car and a garage.

To the rear of the property there is a lovely, mature and well tended garden which enjoys the afternoon and evening sun. There is a patio seating area, and a gate to the rear for access.

To the side of the property there is a walled patio seating area which has a south facing aspect and enjoys the sun throughout the day.

Additional Information

The postcode is DL11 7FD and the Council Tax Band is E.

The Worcester oil fired boiler is located in a store room adjacent to the property which also provides useful storage space.





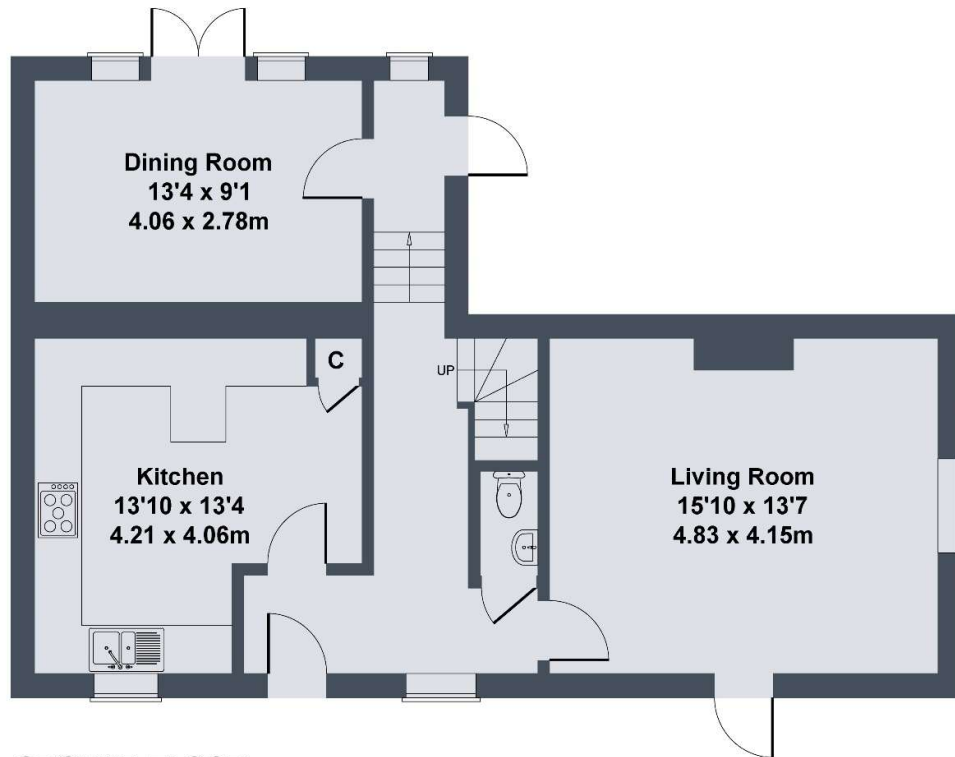
Location:

Gayles is a highly regarded North Yorkshire village conveniently positioned between the historic market towns of Richmond, Barnard Castle and Darlington. Close to the Scotch Corner junction of the A1(M) and the A66, it is perfectly positioned for access to the motorway network where Newcastle, Teesside, Leeds and The Lake District are all easily accessed. The east coast mainline train station at Darlington is a 20 minute drive away and the airports of Newcastle, Leeds Bradford and Durham Tees Valley are all within an hours drive.

The neighbouring village of Ravensworth has a well regarded pub and a primary school with the secondary schools of Richmond a 10 minutes drive away and Independent schools at Barnard Castle, Durham and Yarm all within driving distance.



The Pinfold , West Steadings, Gayles, Richmond, DL11 7FD



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.

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