



WHITE HOUSE
Park Wynd, Richmond



GSC GRAYS
PROPERTY • ESTATES • LAND



I PARK WYND

RICHMOND, NORTH YORKSHIRE DL10 4JT

THIS STYLISH DETACHED FOUR BEDROOM FAMILY HOME SITS IN A STUNNING, SOUTH FACING, ELEVATED POSITION, SET ABOVE ATTRACTIVE WATERFALLS ON THE RIVER SWALE, IN THE HEART OF THIS HISTORIC GEORGIAN MARKET TOWN. OFFERS SPACIOUS CONTEMPORARY ACCOMMODATION WHICH SYMPATHETICALLY REFLECTS THE PROPERTIES 1950'S ORIGINS.

Accommodation

Entrance Porch • Dining/Living Room & Kitchen • Living Room
Study • Utility Room/wc • Four Bedrooms • House Bathroom

Externally

Front Garden & Driveway • Good Sized Terraced Rear Garden
Super Eco-cabin suitable as Office, Studio or Garden Room



GSC GRAYS

PROPERTY • ESTATES • LAND

The Station, Station Yard, Richmond, North Yorkshire, DL10 4LD

Tel: 01748 829217

www.gscgrays.co.uk

richmond@gscgrays.co.uk

Offices also at:

Barnard Castle
Tel: 01833 637000

Hamsterley
Tel: 01388 487000

Leyburn
Tel: 01969 600120

Stokesley
Tel: 01642 710742

Situation & Amenities

Park Wynd is situated within the Historic market town of Richmond, which offers a good range of amenities, including national and local retailers, swimming pool, cinema and educational opportunities at both primary and secondary level.

The town is rich in Georgian architecture and also boasts a number of historical sites including the Castle with its Norman origins and a renowned Georgian Theatre.



The Station, a restored Victorian railway station, which features a restaurant, cinema and gallery, is also home to a number of artisan food producers and is a popular attraction. There is a traditional weekly market, a library and a good range of restaurants. The area is known for being the gate way to the Yorkshire dales and offers excellent walking, cycling and outdoor pursuits as well as various golf courses which can be found at Richmond, Barnard Castle and Darlington. For the commuter the A66, A1(M), East Coast Mainline and Newcastle, Durham Tees Valley and Leeds Bradford Airports provide links to commercial centres of the north east and beyond.

Description

Situated in the heart of the historic Georgian town of Richmond, this four bedroomed detached family home occupies a superb elevated position, facing south above the waterfalls of the River Swale, which are pleasantly audible from the house and garden. The property was built around the 1950s and has been stylishly improved to include a two storey reception hall with open tread staircase and balconies; a super open plan dining/living kitchen; two lovely reception rooms, one of which has reclaimed stained and leaded French doors opening to the front garden and views of the river. A unique eco-cabin in the garden may suit a variety of uses including home office/studio or garden room.

Accommodation

The main entrance is at the side of the building and has a wooden front door with stained and leaded inserts leading to the porch; a useful space with a glazed door opening to the main rear living room and kitchen. This is an impressive room full of natural light with a two storey reception area with a stylish bespoke return staircase incorporating open wooden treads and wrought iron railings leading to the first floor, with matching balcony detail looking back down into the room. From here stained and leaded glazed doors provide access to the living room and study to the front of the building. A further door gives access to a really useful utility room/wc. A step up leads to a spacious dining area with wooden flooring, French doors opening to the side gardens and pillar box style windows providing a lovely view up the gardens. There is a contemporary log burner and an opening through to the kitchen. The kitchen is fitted with wall and floor cupboards incorporating a high gloss frontage, gas hob, electric oven, dishwasher, fridge and freezer.

The living room is a lovely light room, facing south with bay window and stained and leaded glazed French doors opening to the front gardens, with the relaxing sound of the waterfalls able to be heard from here. Wooden flooring and a contemporary enamel log burner recessed to the chimney breast complete this tranquil room. The study overlooks the front gardens and waterfalls and has a traditional cream coloured enamel log burner.



To the first floor there are three double bedrooms and a single bedroom. The master bedroom is in two parts and would lend itself to the inclusion of an en suite if desired. A spacious house bathroom is well equipped with a modern freestanding bath, step in shower cubicle, suspended wash hand basin with cupboards below and low level wc.

Externally

The property is approached via a paved driveway with parking for two or three cars with stone and brick retaining walls each side. Steps lead to the French doors of the living room and a path runs around to the side entrance which the current owners use as their main entrance.

The rear gardens are a good size and are terraced with plenty of lawns, well stocked rockery flower beds, Lily pond and patio seating areas with pathways meandering and linking them all together. There are also various storage sheds and a log store. The grass-roofed Eco-cabin at the top of the garden offers a versatile living space and is double-glazed & fully insulated with power supply and wood-burner.



Tenure

The property is believed to be sold freehold with vacant possession on completion.

Local Authority & Council Tax

Richmondshire District Council telephone 01748 829100. For Council Tax purposes the property is banded E.

Viewings

Strictly by appointment with the selling agents GSC Grays, telephone 01748 829217.

Additional Services

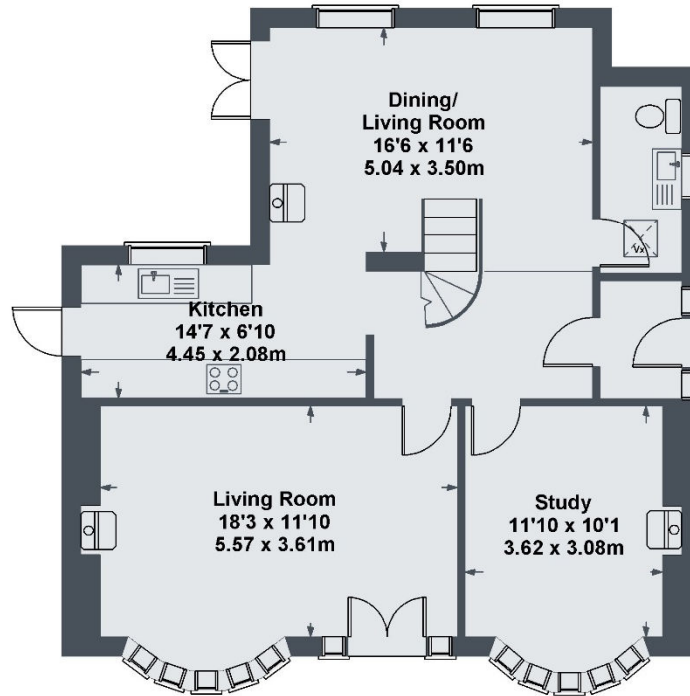
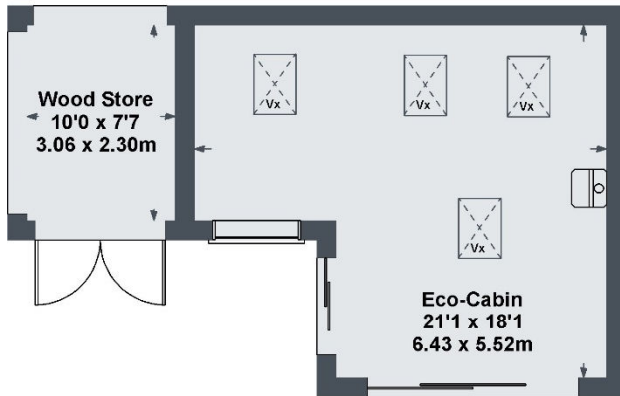
Valuations & Surveys

If you are looking to purchase a property, GSC Grays are able to offer a full range of valuation and survey reports in accordance with the guidelines of the Royal Institution of Chartered Surveyors (RICS). We offer a full range of products within the RICS Home Surveys family, i.e. The Homebuyer Report (HBR) and Building Survey. Please contact our Valuation & Survey Team on 01748 897630 for further information.

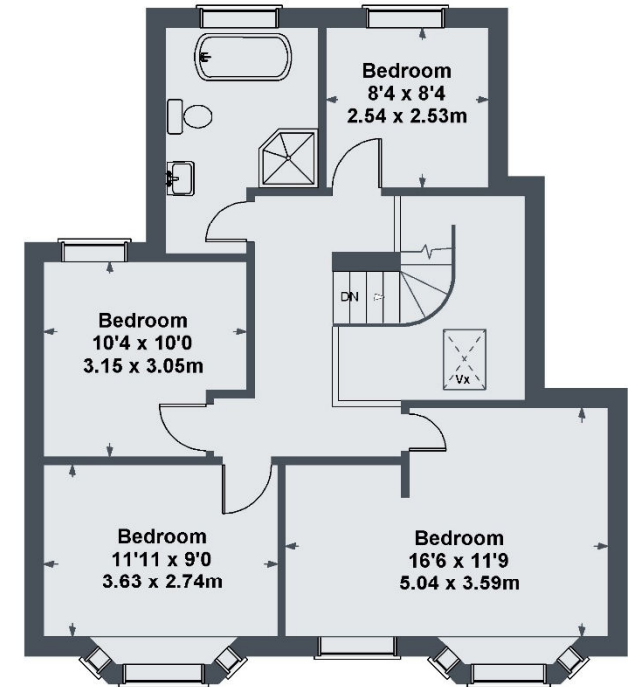


1 Park Wynd

Approximate Gross Internal Area
1,528 sq ft - 142 sq m
(excluding outbuildings)



GROUND FLOOR

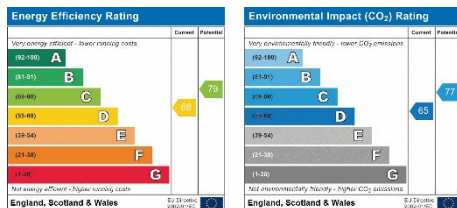


FIRST FLOOR

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. 2017



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan are a general guide only and do not form any part of any offer or contract.
2. All descriptions including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.
3. Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition / repair or otherwise, nor that any services or facilities are in good working order.

Please discuss with us any aspects that are important to you prior to travelling to the view the property.

Particulars written: MAY 2017

Photographs taken: MAY/JUNE 2017

