



Woodside House

Quarry Road, Richmond, DL10 4BP



Robin Jessop

# A FOUR BEDROOM ECO-FRIENDLY FAMILY HOME WITH UNIQUE CHARACTER SET IN A SOUGHT-AFTER MARKET TOWN

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- Spacious Detached Residence
  - Four Double Bedrooms
  - Open Plan Living
  - Large Balcony
  - Studio/Gym
  - Off Road Parking
  - Viewing by Appointment Only
  - Guide Price: £625,000
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## SITUATION

Catterick Garrison 4 miles, A1(M) access 5 miles, Scotch Corner 6 miles, Darlington 12 miles, Northallerton 14 miles, Durham Tees Valley Airport 18 miles, East Coast Mainline stations at Darlington and Northallerton within easy reach, Newcastle and Leeds Bradford Airports approximately 1 hour. (All times and distances are approximate).

The property is well situated within the historic market town of Richmond, set on the edge of the Yorkshire Dales. The location is particularly convenient for those needing to commute, with straightforward access to the A1(M) and excellent road links across the region.

Richmond itself offers a wide range of everyday amenities, including independent shops, supermarkets, cafés, restaurants and traditional pubs. The town also benefits from a doctors' surgery, dental practices, and both primary and secondary schooling.

## DESCRIPTION

Woodside House is an individually designed, energy-efficient family home, finished to an exacting standard throughout.

The property is entered into via a welcoming entrance hall which comprises two useful storage cupboards together with a cloakroom.



Through to the main open plan living space is the sitting room, kitchen and dining area in a way that works well for both everyday living and entertaining.

The room is complemented by three Bi-folding doors opening onto a large balcony together with velux windows, allowing the room to be flooded with natural light. The balcony offers a fantastic space for alfresco dining during the summer months.

The kitchen is fitted with contemporary units, with a central island that provides additional workspace and a breakfast bar. Integrated appliances include a built in Neff Coffee Machine, dishwasher, wine fridge, double oven, microwave and gas hob.

On the ground floor, there are four double bedrooms, each with its own en-suite, making the layout particularly practical for family life or guests. The main bedroom also includes a separate dressing room and a larger bathroom. Three of the four bedrooms have doors opening directly onto the garden.

There is also a useful utility room and plant room on the ground floor, which offers additional storage space together with plumbing for a dryer and washing machine.

Externally, the garden has been expertly landscaped creating a haven of its own. As well as the balcony area there is a decking area on the ground level together with an abundance of mature shrubs and trees. To the front of the property is a detached gym/office, which is a fantastic versatile area and would adjust to many different uses. There is parking for three vehicles.

Overall, Woodside House is a fantastic family home and viewing is strongly advisable.

## GENERAL REMARKS & STIPULATIONS

### VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01677 425950 or 01969 622800.

### OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

### BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.



## MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

## METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

## BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

## FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

## COVENANTS

There are restrictive covenants associated with the property. These include that the property must not be used for business purposes, livestock or poultry must not be kept, and a maximum of two dogs is permitted. Advertisements are not allowed, caravans or boats must be screened from view, Leylandii must not be planted, and no alterations may be made without prior consent. Documentation can be provided on request.

## TENURE

Freehold with vacant possession.

## COUNCIL TAX

Band F.

## SERVICES

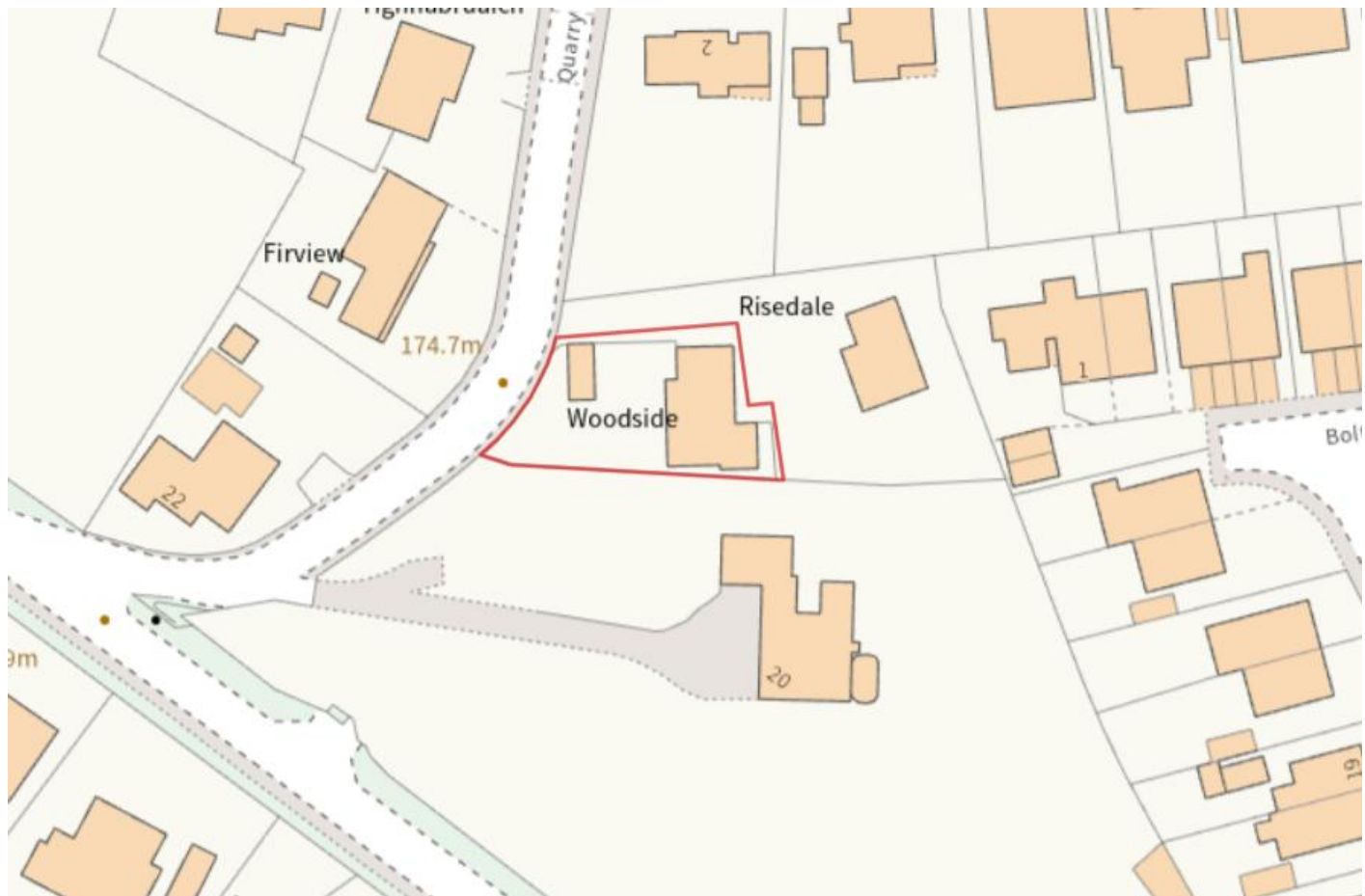
Mains Gas. Mains water. Mains drainage. Underfloor heating throughout. Triple Glazed. Eco Roof.

## BROADBAND

High speed connection available.

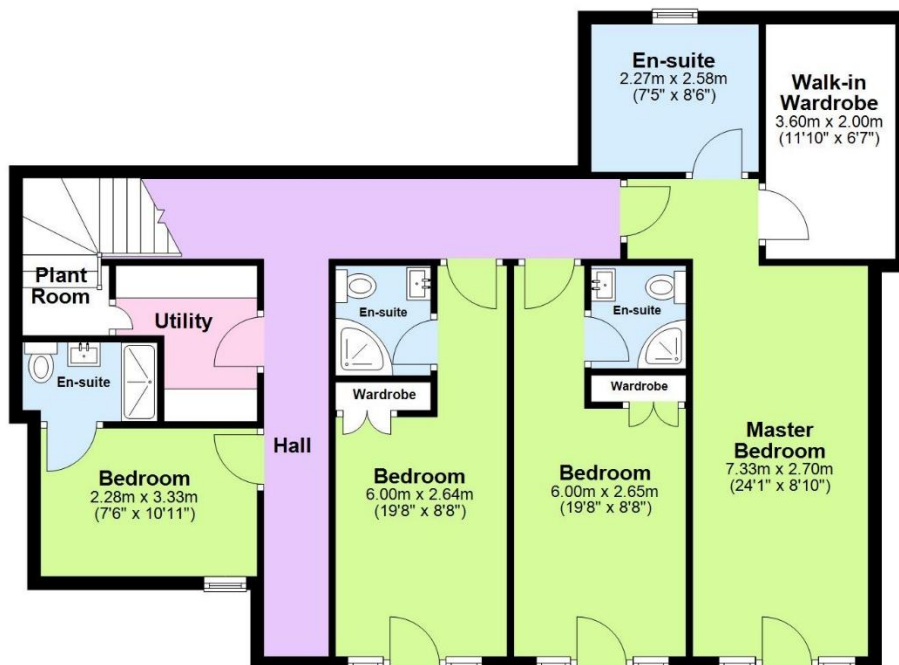
## LOCAL AUTHORITY

North Yorkshire Council, Mercury House, Station Road, Richmond, DL10 4JX. TEL.01748 829100



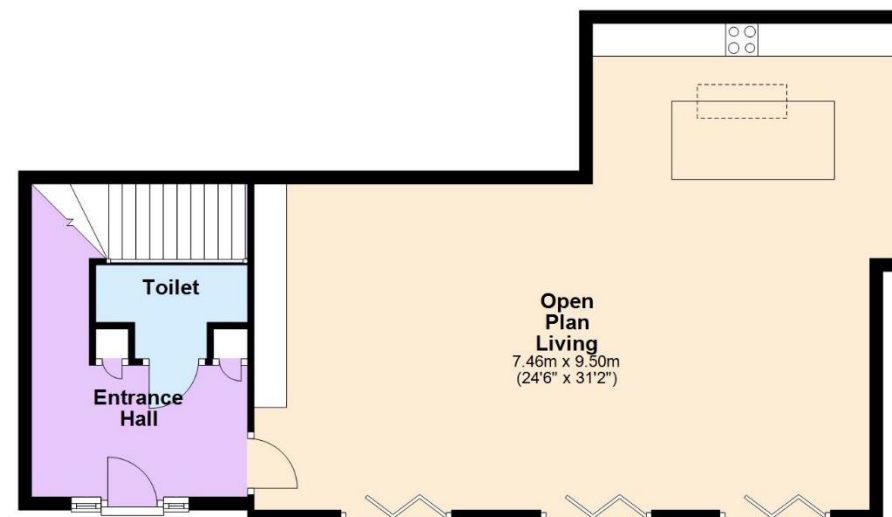
### Lower Floor

Approx. 102.5 sq. metres (1103.4 sq. feet)

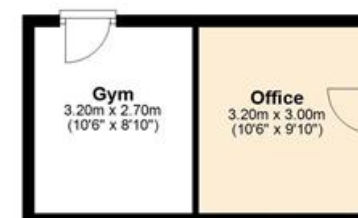


### Upper Floor

Approx. 94.3 sq. metres (1014.7 sq. feet)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 100 A     |
| 81-91 | B             | 83 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Total area: approx. 196.8 sq. metres (2118.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

Woodside House, Richmond

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