



THE ASHES

Silver Street, Barton, Richmond



THE ASHES

SILVER STREET, BARTON, RICHMOND DL10 6JJ

AN ATTRACTIVE AND SUBSTANTIAL FARMHOUSE, SITUATED IN A
GENEROUS PLOT EXTENDING 0.57ACRES APPROXIMATELY, WITH
FANTASTIC COMMUTING LINKS

Accommodation

Entrance Porch • Entrance Hall • Dining Room • Drawing Room
Breakfast Kitchen • Study • Cloakroom • Office • Garden Room • Pantry
Utility • Five Double Bedrooms • Two Bathrooms

Externally

Substantial Gardens • Ample Parking • Garages / Stores



GSC GRAYS

PROPERTY • ESTATES • LAND

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Driffield
Tel: 01377 337180

Boroughbridge
Tel: 01423 590500

Kirkby Lonsdale
Tel: 01524 880320





Situation and Amenities

Barton is an attractive village and an ideal base from which to explore the local area with good access to commuting links. This thriving community enjoys its own pub, primary school, church, village hall, village shop and regular bus service. Within a few miles there are a number of highly regarded local restaurants, spas, garden centres/nurseries and historic places.

The nearest main town is Darlington (6 miles away) where there is a full range of supermarkets, shops and services, leisure facilities and schools as well as a main East-Coast line railway station with regular connections to London (about 2hrs 20mins), Newcastle (about 30 mins) and Durham (about 15 mins).

The historic town of Richmond is about 7.5 miles south with its iconic castle and market square and a little further away (16 miles) is Barnard Castle with the well-regarded Barnard Castle School offering independent education for boys and girls aged

3 to 18. There is also further private educational facilities available nearby including Yarm, Aysgarth Preparatory and Queen Mary's School. There are also a number of secondary schools in Richmond and Darlington.

The nearest airports are Durham Teesside (11 miles) offering a growing number of domestic and international flights; Leeds /Bradford and Newcastle are both about an hour's drive. The area is particularly well connected by road and rail therefore being commutable to Durham, Newcastle, York, Stockton and the wider Teesside area. The village has excellent links to both the A1 (M) and A66, with the A1 corridor divides the Yorkshire Dales from the North York Moors National Park, both of which are easily accessible and offering many opportunities for exploring the great outdoors. There are a number of golf courses including Hurworth, Richmond and Darlington and the beaches of the East coast between Saltburn and Whitby are within an hour.

The Ashes

The Ashes is a fantastic property boasting a wealth of history and spacious accommodation. Having been in the same family for many years, it would benefit from modernisation throughout, representing an opportunity to create a spacious and flexible family home.

Positioned within gardens extending to approximately just over half an acre, the house also benefits from a separate stone outbuilding which could potentially be used as additional accommodation for multi-generational living.

Accommodation

The main entrance hall gives access to the substantial ground floor accommodation, which includes three, good-sized reception rooms, providing plenty of flexibility. The drawing room has a bay window and a door leading outside, whilst the formal dining room provides plenty of space for family meals and enjoys a dual aspect overlooking the front gardens.

The breakfast kitchen has a good range of units, with the added benefit of a large, walk-in pantry and separate utility room, perfect for keeping essentials neatly out of the way. There is a side entrance lobby, also giving access to the utility room, with further doors to the garden room and ground floor shower room.

A large cloakroom/w.c and study, as well as a useful storage room are situated towards the rear of the property, accessed from the main hallway, complete the ground floor accommodation.

To the first floor, there is a generous landing providing access to the five double bedrooms including the potential to create a private principal suite, created by a walk in cupboard and bathroom which is accessed through an arch, from the main landing. There is also a family shower room.

Externally

The property lies in a plot extending 0.57 acres and is approached by a stone archway with wrought-iron gates, opening up to a large, private parking area. There is also a separate drive to the side which leads into the main courtyard.

There is an expanse of lawn to the front of the house, bordered with trees and hedging to create a private space in which to enjoy the sun or shade at different times of the day. The gardens are well-stocked with a variety of raised flower beds and borders, several mature trees, shrubs and plants throughout.

To the rear, there is also a garden area, currently patioed in places and would benefit from landscaping, however could create a substantial patio or vegetable patch.





Garage and Stores

There is a substantial stone building, currently used as two garages and two useful stores, which could be converted, subject to consents, to provide additional living accommodation. There are granary steps leading up to a first floor room and the building would benefit from renovations.

There are two additional coal stores within the courtyard.

Tenure

The property is freehold and will be offered with vacant possession on completion.

Viewings

Strictly by appointment with GSC Grays. Telephone: 01748 829 217.

Local Authority

North Yorkshire Council. Council tax band G.

Services

Mains electricity, gas, water and drainage.

Wayleaves and Covenants

The Ashes is sold subject to and with the benefit of all existing rights, including rights of way, light, drainage, water and electricity and all other rights and obligations, easements and all wayleaves or covenants whether disclosed or not.



The Ashes, Barton, DL10 6JJ.

Approximate Gross Internal Area:
 Main House = 1508 sq ft = 140 sq m
 Garage = 731 sq ft = 67 sq m
 Outbuilding = 202 sq ft = 18 sq m
 Total = 2441 sq ft = 225 sq m

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements with, doors, windows, fittings and appliances, floor
 area and locations, are approximate only. They cannot be regarded as
 being a representation by the seller, nor their agent.
 Produced by Patterners LMS 3834



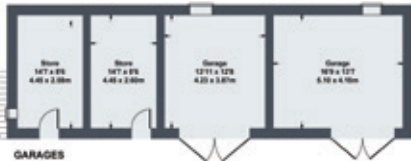
FIRST FLOOR



FIRST FLOOR



OUTBUILDINGS



GARAGES



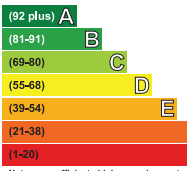
GROUND FLOOR



This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (100043767). This Plan is published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
44	80

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 Photographs taken: April 2024