



CORDILLERAS HOUSE

11 Hurgill Road, Richmond, North Yorkshire



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11 HURGILL ROAD, RICHMOND, NORTH YORKSHIRE, DL10 4AR

AN ATTRACTIVE, GRADE II LISTED, CHARACTER TOWN HOUSE,
SITUATED IN THE CENTRE OF A POPULAR MARKET TOWN

Accommodation

Entrance Hallway • Dining Kitchen • Sitting Room • Utility • Cellar • Cloakroom
Four Double Bedrooms (Three En-Suite) • Two Further Bathrooms
Two Third Floor Multifunctional Rooms/ Bedrooms

Externally

Low Maintenance Gardens • Various Patio Seating Areas • Lawn • Stone Store



GSC GRAYS

PROPERTY • ESTATES • LAND

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Tel: 0191 303 9540

Barnard Castle
Tel: 01833 637000
Driffield
Tel: 01377 337180

Boroughbridge
Tel: 01423 590500
Kirkby Lonsdale
Tel: 01524 880320





Situation and Amenities

Richmond is a historic Georgian market town and has a variety of amenities including independent and national shops, cafes, restaurants, pubs, butchers and bakeries.

There is a traditional weekly market in the town centre, a library, swimming pool and gym. The Station is a restored Victorian railway station, which also features a restaurant, Pilates studio, gallery, cinema and artisan food producers.

Richmond is steeped in history including Richmond Castle, a historic racecourse site and the Georgian Theatre Royal, as well as a golf course and a variety of primary and secondary schools.

There are also private educational facilities available nearby including Yarm, Barnard Castle School, Aysgarth Preparatory and Queen Mary's School.

Darlington (13 miles) and Northallerton (21 miles) both benefit from a main East-Coast line railway station with regular connections to London (about 2hrs), Newcastle and Durham. The towns also offer a full range of supermarkets, shops and services, leisure facilities and schools.

The nearest airport is Teesside International Airport (18 miles) which offers a growing number of domestic and international flights. Leeds Bradford and Newcastle airports 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 town has excellent links to both the A1 (M) and A66.

Richmond also offers a wide range of walks and bridleways, as well as being closely situated to the Yorkshire Dales National Park. There are also festivals within the local community including, Richmond Walking Festival and Wensleydale Festival.

Cordilleras House

This traditional town house is steeped in history, with the building dating back to the early 19th Century, three storeys set in uncoursed rubble with kneelers and Tuscan columns to the doorway. Set over five floors, the accommodation offers flexibility with generously proportioned rooms.

The property would suit a wide variety of purchasers looking for either a mature family home or the potential to run a business. There are an array of character features to be found the moment you walk through the door, which include newly refurbished double-glazed sash windows with working shutters, an attractive arched window, period-style doors, coving and cornicing details, ceiling roses, numerous alcoves, attractive fireplaces and stone hearths, roll top baths, original spindle staircase as well as original timber flooring to the several floors, notably to the landing areas. There is also the flexibility to use some of the bedrooms, particularly to the first floor, as reception rooms.



Externally, the gardens are perfect for those who are looking for low maintenance or a “lock up and leave style property”, with manageable seating areas to the front and rear, yet close proximity of playing fields. The property enjoys lovely views, particularly to the upper floors, over the cricket pitch and towards Greyfriars Tower.

Accommodation

The original front door leads into an entrance hallway, where there is a staircase to the first floor and doors leading to the sitting room and dining room.

The formal sitting room has a dual aspect, enjoying views towards the cricket field, with a log-burning stove. The open-plan kitchen and dining room features a gas log-burner within the dining area, with a window overlooking the front garden and an opening through to the quality kitchen.



Fitted with contemporary light grey-fronted units with Keswick green slate worktops and a substantial island / breakfast bar with solid wood bamboo worktop, an electric AGA, a separate Neff oven with induction hob and space for free-standing white goods. The adjacent utility room provides additional space for appliances, with access to the ground floor w.c. and a door leading outside. A further door from the kitchen leads down to the cellar: a useful storage area with light and power connected, separated into two rooms.



To the first floor, there are two good-sized double bedrooms, one of which benefits from a neutrally decorated, neutrally tiled en-suite shower room, with large, step-in shower. The second bedroom enjoys a dual aspect, allowing in plenty of natural light, and is serviced by the house bathroom which has a free-standing roll-top bath, walk-in shower, w.c and basin, together with a large airing cupboard.

The second floor has a substantial landing with an arched window to the rear has two useful storage cupboards and two large double bedrooms, one of which has a dual aspect and feature fireplace. Both bedrooms benefit from en-suite

bathrooms; the first of these is a substantial size with a free-standing rolltop bath and separate large double shower, whilst the other has a P-shaped bath with shower above.

A staircase leads up to the third floor which we understand has building regulations to be used as additional bedroom space. This is currently used as a self-contained living space with a small kitchenette and a bedroom built into the eaves, but could alternatively be utilised as a children's play area or home office. There is also a shower room complete with a step-in shower, w.c and basin, as well as an additional room which could be utilised as a sixth bedroom, currently used as a home office.

Externally

The property is approached via a wrought-iron gate opening to a gravelled pathway. The enclosed front garden is mainly laid to lawn with well-stocked flower beds and borders housing a variety of mature shrubs and plants, including peonies, magnolia and wisteria.

To the rear of the property, there is an enclosed courtyard which has a raised, stone-paved patio seating area and a cobbled area as well as a useful stone-built storage shed. There is also a cobbled area under an archway, with gated access into the courtyard.

We understand the vendors have annual parking permits in nearby Nun's Close car park to the rear of the property, which can be applied for by prospective purchasers.

Owner's Insight

We love how light and airy the house is, along with the generous size of the rooms. We really love the combination of the historic character of the house with the modern convenience and really appreciate the accessibility due to the central location within the market town of Richmond.

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 & Other Information

North Yorkshire Council. The property has a council tax band rating of E.

We understand the property is Grade II Listed and situated within a Conservation Area.

<https://historicengland.org.uk/listing/the-list/list-entry/1240293?section=official-list-entry>

Services

The property benefits from mains connections to electric, water and drainage.

We understand that three of the five bedrooms benefit from underfloor heating and that the property possesses a mains connected hot-tub.

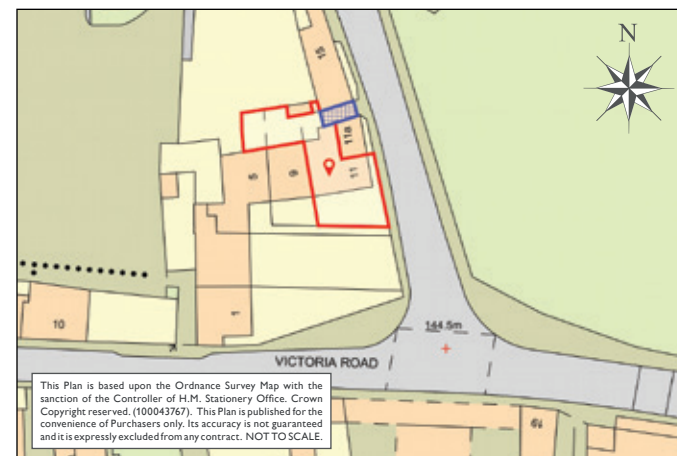
Wayleaves and Covenants

Cordilleras House 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.

We understand that there is a right of way for the two adjoining neighbours to access their stone stores which are located in the rear courtyard. We also understand that there is a flying freehold under the archway in favour of 11A Hurgill Road, highlighted in blue on the plan.

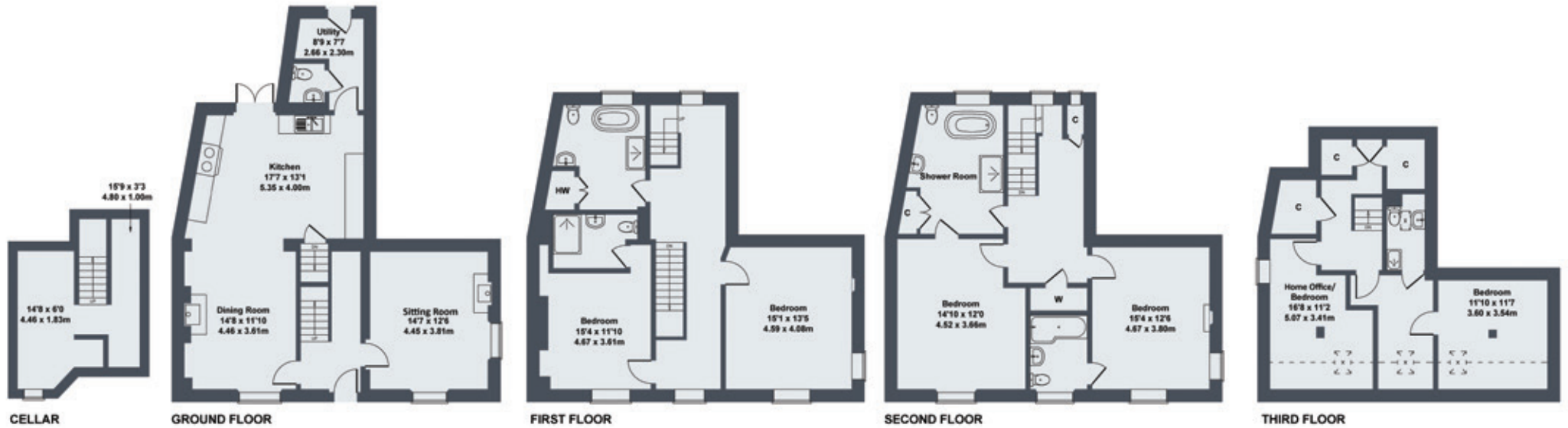
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Approximate Gross Internal Area
3111 sq ft - 289 sq m

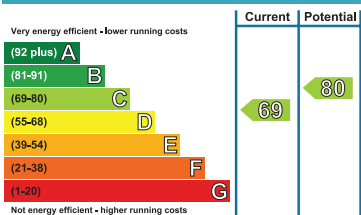


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2025

Energy Efficiency Rating



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3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
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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.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: April 2025

Photographs taken: April 2025