



## 27 Castle Hill, Richmond

Offers in the region of £264,950

Originally dating from the late 17th Century, this semi detached Grade II Listed cottage is conveniently located a stones throw from the Market Square. Externally the cottage has a terraced garden which borders the Castle Walls and enjoys extensive views of Culloden Tower and the Swale Valley beyond. Retaining a real character feel throughout with beamed ceilings an Aga and tiled floors, an early inspection is strongly advised.

Entrance Hall – Living Room – Dining Kitchen – Three Bedrooms – Bathroom – Terraced Garden  
Outbuilding - Excellent Views.

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## **Entrance Hall:**

Accessed from Castle Walk via a timber door, the hallway had recessed coir matting, terracotta floor tiles and timber panelling up to dado level.

## **Living Room:**

4.64m x 3.77m

A generous room with a cosy feel. It features exposed ceiling beams, and a fireplace which houses a log burning stove with a flagged hearth.



There are two windows, a Yorkshire sliding sash window to the side and a large sliding sash window to the front of the property which has a window seat. The room has a radiator, a TV aerial point and a telephone line.



## **Dining Kitchen:**

4.33m x 3.36m

With space for a dining table, the kitchen is fitted with a range of cream, cottage style wall and base units with solid wood worksurfaces. Integrated into the units are an electric hob and a Belfast ceramic sink.



There is a gas fired Aga and plumbing for a washing machine. The room retains the character feel with terracotta tiles and exposed beams. A sliding sash window overlooks the rear garden and a half glazed door gives access to the rear of the property.



## **First Floor Landing:**

With loft access and a window to the side of the property.

### **Bedroom 1:**

3.41m x 2.44m

A double bedroom with radiator, built in cupboard and a sliding sash window overlooking the rear garden.



A side gate gives access to a passage which leads to Castle Walk.

There is a paved patio with steps that lead up to the first terrace which is lawned and has a shed and a wildlife pond.



### **Bedroom 2:**

3.69m x 2.38m

With radiator, a fitted wardrobe and drawer unit and a sliding sash window.

### **Bedroom 3:**

3.68m x 2.36m

With radiator, a cast iron fireplace and a sliding sash window giving views of Culloden Tower.

### **Bathroom:**

3.74m x 1.24m

Fitted with a white suite which comprises a cast iron bath with shower over, a wash hand basin with storage unit and a WC. There is a heated towel rail, an airing cupboard and a Yorkshire sliding sash window.



A further set of steps lead to the upper terrace where there is a seating area which benefits from far reaching views of Culloden Tower and the Swale Valley beyond.



### **Additional Information**

The postcode is DL10 4QP and we are advised that the Council Tax Band is D. The gas central heating boiler is located in the kitchen.

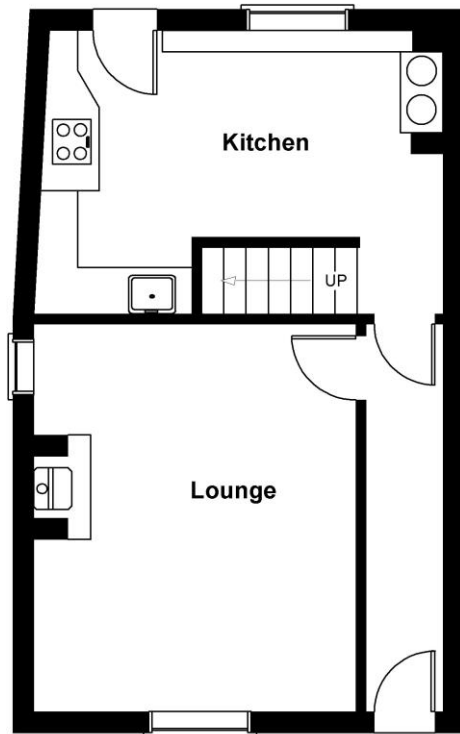
The adjoining property has a pedestrian right of way to the rear of the cottage.

### **External**

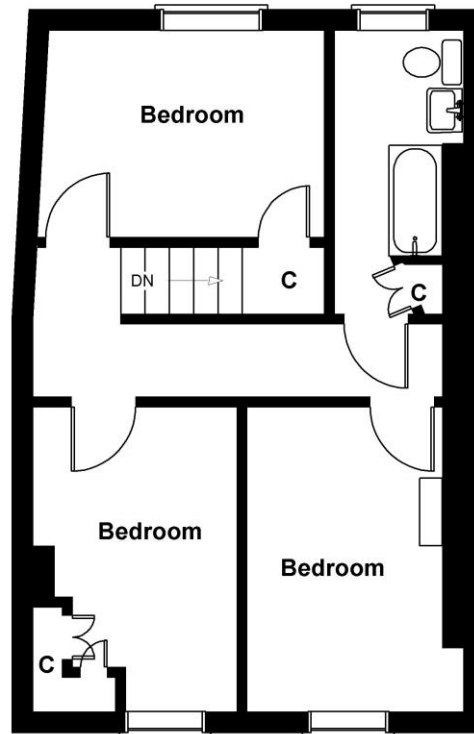
To the rear is a useful outbuilding which the current owner uses as a workshop with kiln.



**27 Castle Hill, Richmond**



**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

Viewing Arrangements - by appointment with Irvings Property Ltd

Property Misdescriptions Act 1991 - PLEASE NOTE CAREFULLY

These particulars have been prepared for guidance only. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.