



HEWETSON & JOHNSON

*A pretty home of great character with a lovely garden overlooking Easby Abbey*

***The Mullions , Easby DL10 7EU***







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*I am extremely fond of The Mullions. It offers civilised and flexible living space to the ground floor, perfect for entertaining, including an impressive sitting room with a vaulted ceiling, opening on to the terraced garden. Opposite is a charming garden with captivating views over The Abbey and beyond.*

**Ben Pridden**

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- Reception hall
- Dining Room
- Kitchen with breakfast area
- 4 bedrooms
- 2 bathrooms (1 e/s)
- Drawing room
- Sitting Room
- Utility and WC
- Attic rooms
- Gardens and off street parking

### Location

Easby is an idyllic hamlet just 2 miles outside Richmond. Below the main settlement, on the banks of The River Swale, is the romantic ruins of Easby Abbey, a casualty of Henry VIII's dissolution of the monasteries.

Richmond is an historic market town on the edge of The Yorkshire Dales National Park. The Georgian Theatre Royal is the oldest Georgian playhouse still in use in England with a busy program, including music, pantomime and theatrical productions. There is a weekly market in the town centre, The Station Cinema, primary and secondary schools, supermarkets and good local shopping.

Easby is only just over 4 miles from the A1(M). There is a mainline station in Darlington (approx. 13 miles) with direct services to London (some trains in under 2 hours 20 minutes), Edinburgh (about 2 hours) and Leeds (under 1 hour), and there are international airports at Leeds (50 miles) and Teesside (18 miles).

### The House and Garden

The Mullions, originally two houses, dates back to the 17th Century and is Grade II listed. This characterful home is named after its period windows and has been beautifully restored and improved by the current owners, most recently they added an impressive sitting room which opens on to a paved garden. To the ground floor are two further reception rooms facing south west over the front garden. The kitchen is well designed and has an adjacent breakfast area and utility room.

To the first floor are 3 bedrooms including the master bedroom with an en suite, and shower room. The 4th bedroom is currently used as a home office. There are two attic rooms providing valuable storage, both with sky lights.

The house has a pretty front garden and a short drive offering offering private parking. To the rear is a paved garden accessed directly from the sitting room ideal for dining al fresco. Across the lane is a wonderful private garden with a sweeping lawn, specimen trees and well stocked borders. There is a sitting area at the far end with a summer house overlooking Easby Abbey, making it a delightful spot to enjoy the views.









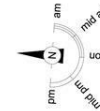




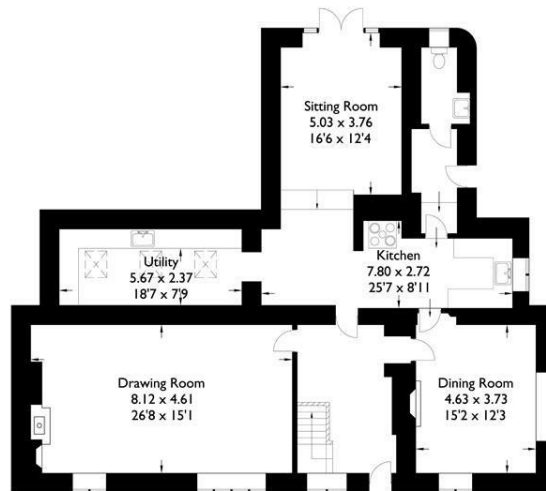
## Easby Mullions

Approximate Gross Internal Area : 271.38 sq m / 2921.11 sq ft

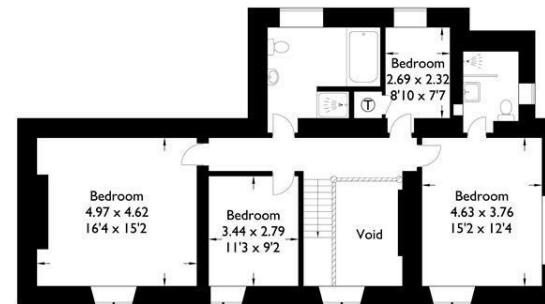
Total : 271.38 sq m / 2921.11 sq ft



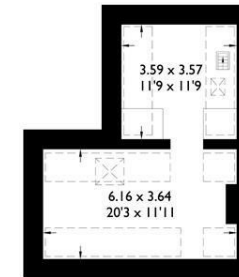
Restricted Head Height



Ground Floor



First Floor



Second Floor

For illustrative purposes only. Not to scale.

Whilst every attempt was made to ensure the accuracy of the floor plan,  
all measurements are approximate and no  
responsibility is taken for any error.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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