



HEWETSON & JOHNSON

An imposing town house in a popular market town

Ianson House Gallowgate, Richmond DL10 4LY



“

This is a significant house, offering heaps of space for parties and family life. I have always been a fan of Richmond both aesthetically and because of its proximity to some of Yorkshire's finest scenery.

”

Ben Pridden

- Entrance and reception halls
- Sitting room
- Kitchen breakfast room
- 4 bedrooms
- 3 attic rooms
- Drawing room
- Living room
- Utility and WC
- 3 bathrooms (2 e/s)
- Garden and garage

Location

Richmond is an historic market town on the edge of The Yorkshire Dales National Park. Much of the existing town centre was developed as result of a prosperous local wool industry in the 17th and 18th centuries and is presided over by the ruins of a Norman castle. The Theatre Royal is the oldest Georgian playhouse still in use in England, with a busy program including music, pantomime and theatrical productions. The Station Cinema forms part of the recently developed Victorian railway station and shows independent, international and popular films. There is a weekly market in the town centre, supermarkets and good local shopping.

The town is home to three primary schools and two secondary schools. The nearest private schools are Barnard Castle (co-ed ages 4 to 18) and Aysgarth (girls ages 3 to 8 and boys 3 to 13).

Richmond is surrounded by stunning countryside and is just over 5 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 Newcastle (54 miles), Leeds (51 miles) and Teesside (18 miles).

The House and Garden

Ianson House is tucked away off Gallowgate to the north of the town centre. Approached from a shared drive through a gateway, flanked by stone pillars, there is a block paved parking area and a garage. This fabulous house was built for the current owner and offers extensive accommodation.

The front door leads to an entrance lobby with doors into an impressive reception hall with a double staircase, off which are the kitchen, drawing room and sitting room. The kitchen breakfast room is open to the living room which has French doors onto the garden. There is a generous master bedroom suite with a bathroom and dressing room, a guest bedroom with a shower room, and two further bedrooms sharing a house bathroom. The attic rooms have exposed beams and offer a lot of useful additional living space.

The garden is largely paved and is ideal for entertaining, being accessed directly from the living room.





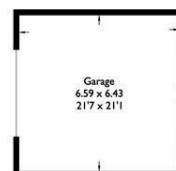


I'anson House

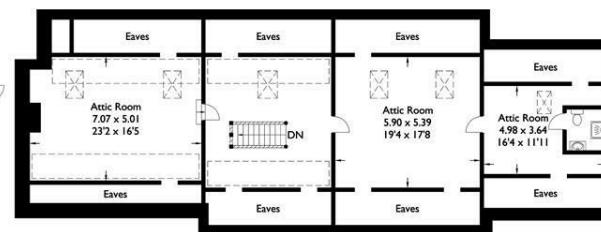
Approximate Gross Internal Area : 511.59 sq m / 5506.70 sq ft

Garage : 42.37 sq m / 456.06 sq ft

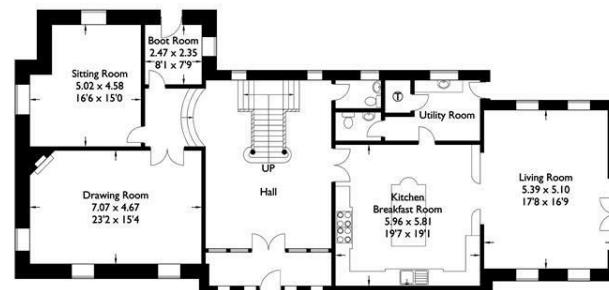
Total : 553.96 sq m / 5962.77 sq ft



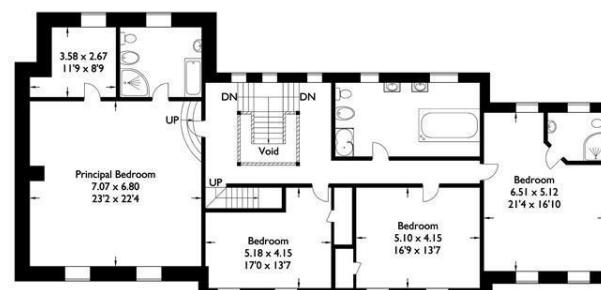
Garage



Second Floor



Ground Floor



First 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A	81	84
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			