



## The Old Blacksmiths Shop Marrick

, Richmond, DL11 7LQ

Offers Over £500,000



# The Old Blacksmiths Shop Marrick

, Richmond, DL11 7LQ

Offers Over £500,000



HALL – STUDY – LIVING ROOM – SITTING ROOM – INNER HALL – GARDEN ROOM – SNUG – KITCHEN/BREAKFAST ROOM – WC/CLOAKS – UTILITY – 5 BEDROOMS – 3 EN-SUITE BATH/SHOWER ROOM/WC's – GARAGE – GARDENS

OIL CENTRAL HEATING  
DOUBLE GLAZING  
SEPTIC TANK DRAINAGE

The accommodation extends to.....

## **HALL:**

With panelled entrance door.

## **STUDY:**

11'2" x 14'1" (3.40m x 4.29m)

Having windows to the front and side.

## **LIVING ROOM:**

18'1" x 13'8" (5.51m x 4.17m)

With feature stone wall fireplace, window to the front and staircase to the first floor.

## **SITTING ROOM:**

11'2" x 13'9" (3.40m x 4.19m)

Having superb front arched window.

## **INNER HALL:**

## **GARDEN ROOM:**

16'4" x 16'3" (4.98m x 4.95m)

Again with windows to the front and side.

## **FAMILY ROOM:**

15'6" x 15'7" (4.72m x 4.75m)

With carved stone fireplace, window to the rear and staircase to the first floor.

## **KITCHEN/BREAKFAST ROOM:**

12'3" x 30'2" (3.73m x 9.19m)

A substantial family kitchen having full range of built-in units with worksurfaces, sink unit, built-in oven, hob and extractor and breakfast area.

## **WC/CLOAKS:**

Tiled and having WC and wash-hand basin.

## **UTILITY:**

9'5" x 5'10" (2.87m x 1.78m)

With central heating boiler.

## **LANDING:**

An open through landing area.

## **BEDROOM 1:**

11'6" x 14' (3.51m x 4.27m)

Having windows to the front and rear and....

## **EN-SUITE BATHROOM/WC:**

Having panelled bath, shower area, wash-hand basin and WC.

## **BEDROOM 2:**

11'8" x 13'10" (3.56m x 4.22m)

To the front of the property with built-in wardrobes and....

## **EN-SUITE SHOWER ROOM/WC:**

Having shower cubicle, wash-hand basin and WC.

**BEDROOM 3:**

7'9" x 8'7" (2.36m x 2.62m )

With views to the front.

**BEDROOM 4:**

7'9" x 8'8" (2.36m x 2.64m )

Again to the front of the property.

**BEDROOM 5:**

11'11" x 12'11" (3.63m x 3.94m)

Overlooking the rear gardens with built-in cupboard and....

**EN-SUITE SHOWER ROOM/WC:**

Having shower cubicle, wash-hand basin, WC and airing cupboard.

**GARAGE:**

A substantial integral double-garage with oil-fired boiler

**EXTERNAL:**

Flagged forecourt and driveway area to the front.

Good-size flagged terrace and lawned gardens to the rear of the property bounded by open countryside.

**FINER INFORMATION**

- Tenure: Freehold
- Services: Mains water & electricity.
- Broadband & Mobile: Please check the Ofcom website for suppliers available.
- Council Tax Band: F
- EPC Rating: D
- Heating: Oil-fired central heating
- Note: Septic tank drainage.



