



High Street

, Gilling West, Richmond, DL10 5JF

£2,450,000



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THE PROPERTY:

Approached via electric wooden gates into a pretty courtyard entrance and occupying formal grounds in excess of an acre, the striking Georgian facade sets the scene for what is an absolutely wonderful country home in a fine location.

At over 6,300 sq.ft (587 sq.m) spanning three floors, the Portland Stone welcoming hall features a grand staircase leading to all principle rooms including an elegant drawing room, 24ft dining room with French doors to a walled garden and croquet lawn plus access to a fabulous 26ft kitchen comprehensively fitted to a high standard with bespoke cabinets, marble and granite worktops, top of the range integrated appliances and an adjoining utility room. There is also a study and a cinema room complete with integrated Bowers & Wilkins surround sound and log-burner. Steps from the hallway also lead down to a useful wine cellar. The galleried landing on the first floor leads to five double bedrooms and four bath/shower rooms (three en-suite) with a sixth bedroom and bath/dressing room on the second floor. The impressive 20ft x 16ft master bedroom with integrated audio-visual system features a stunning en-suite bathroom with central free-standing bath and double walk-in shower plus a separate dressing room with panoramic views over the gardens and countryside beyond.

Just some of the key renovations with no expense spared include, underfloor heating to the entire ground floor with new high-end boiler, Fired Earth fitted bathrooms throughout, complete re-wiring and plumbing, Jamb fireplaces, Chesney log-burners together with an Audio Visual system on all floors including stealth speakers, Linn Media platform, Lutron mood lighting, CAT 5/6 wiring and super-fast optic broadband throughout.

Externally, there are formal landscaped gardens created by an award-winning designer surrounding the property including a York Stone terrace with steps down to a walled garden with outdoor stone gazebo and fireplace together with a beautiful walled flower and vegetable garden. The outbuildings include a double garage, stables, tack room, boiler room, storage rooms and laundry room while the self-contained cottage accessible from the courtyard features two bedrooms, bathroom, sitting room with wood-burner and fitted kitchen. There are additional paddocks and grazing of approximately 2.6 acres under a long renewable lease making this the perfect home for those seeking equestrian facilities.

RECEPTION HALL

16'6" x 12'0" (5.03 x 3.66)

With staircase to first floor.

INNER HALLWAY

Staircase down to cellar.

DRAWING ROOM

24'3" x 13'10" (7.39 x 4.22)

DINING ROOM

19'11" into bay x 17'0" (6.07 into bay x 5.18)

STUDY

12'0" x 11'2" (3.66 x 3.40)

CINEMA ROOM

16'5" x 11'10" (5.00 x 3.61)

KITCHEN/DINING ROOM

26'7" x 15'1" (8.10 x 4.60)

UTILITY ROOM

9'11" x 5'1" (3.02 x 1.55)

CLOAKROOM

FIRST FLOOR - GALLERIED LANDING

Stairs to second floor

MASTER BEDROOM

20'2" x 16'10" (6.15 x 5.13)

Doors to Dressing Room and En-Suite

EN-SUITE DRESSING ROOM

11'5" x 11'5" (3.48 x 3.48)

EN-SUITE BATHROOM

14'8" x 14'2" (4.47 x 4.32)

BEDROOM 2

14'9" x 14'9" (4.50 x 4.50)

BEDROOM 3

15'3" x 14'9" (4.65 x 4.50)

BEDROOM 4

20'1" x 9'8" (6.12 x 2.95)

EN-SUITE BATHROOM

12'5" x 6'11" (3.78 x 2.11)

BEDROOM 5

16'8" x 11'4" (5.08 x 3.45)

EN-SUITE SHOWER ROOM

11'3" x 5'9" (3.43 x 1.75)

SECOND FLOOR LANDING

BOX ROOM

8'6" x 8'5" (2.59 x 2.57)

BEDROOM 6/GUEST BEDROOM SUITE

19'2" x 14'8" overall (5.84 x 4.47 overall)

BATH/DRESSING ROOM

15'7" x 15'1" overall (4.75 x 4.60 overall)

WINE CELLAR

18'3" x 15'5" overall (5.56 x 4.70 overall)

SELF CONTAINED COTTAGE

LIVING ROOM

16'0" x 12'6" (4.88 x 3.81)

KITCHEN

9'11" x 7'9" (3.02 x 2.36)

BEDROOM 1

16'3" x 6'9" (4.95 x 2.06)

BEDROOM 2

8'2" x 7'10" (2.49 x 2.39)

SHOWER ROOM

7'7" x 4'8" (2.31 x 1.42)

STABLE BARN & GARAGING

DOUBLE GARAGE

18'0" x 17'11" (5.49 x 5.46)

STABLES

19'2" x 15'11" overall (5.84 x 4.85 overall)

Incorporating an integral stable and door to..

TACK ROOM

16'3" x 8'0" (4.95 x 2.44)

OUTBUILDINGS

TOOL STORE

10'7" x 10'1" (3.23 x 3.07)

WORKSHOP

10'2" x 8'3" (3.10 x 2.51)

CARPORT

15'2" x 10'4" (4.62 x 3.15)

STORE ROOM

10'1" x 7'7" (3.07 x 2.31)

LAUNDRY

12'7" x 9'4" (3.84 x 2.84)

GARDENERS W.C AND BOILER ROOM

GROUNDS

Beautiful formal landscaped gardens and grounds of approximately 1.06 of an acre.

There are also two large paddocks of around 2.6 acres which are held under a 100 year renewable lease (with 68 years remaining) from a neighbouring land owner.

SERVICES

Mains Water, Electricity and Drainage. Oil Central Heating



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Richmond Office on 01748 822 525 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

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