

Frenchgate Head & Harcourt

Richmond



**STRUTT
& PARKER**

BNP PARIBAS GROUP

A pair of striking, linked contemporary properties with modern styling, beautiful gardens and stunning views

Two linked modern homes, set in a magnificent elevated position with views across Richmond and the beautiful rolling North Yorkshire countryside. The properties both feature sleek, light-filled contemporary living space, making the most of the breathtaking views, while outside there are terraced south-facing gardens.



4 RECEPTION ROOMS



7 BEDROOMS



5 BATHROOMS



GARAGE



0.6 ACRES



FREEHOLD



TOWN



4,876 SQ FT



**OFFERS OVER
£1,800,000**



The property

Frenchgate Head and Harcourt are two outstanding, adjoining houses in one of the most sought-after locations in the historic North Yorkshire town of Richmond. Together, they provide nearly 5,000 sq ft of immaculate, contemporary accommodation.

Frenchgate Head adjoins Harcourt via a covered glass veranda and provides impressive, airy accommodation, as well as four double bedrooms, arranged across three levels. On the ground floor there is a well-equipped kitchen with modern fitted units, a Neff gas hob, integrated microwave oven, Sub-Zero fridge freezer and integrated dishwasher. The two spacious reception rooms are ideal for relaxing or entertaining, with the dining room featuring a panoramic bay window and the sitting room with sliding glass doors to a sun trap balcony. There is one double bedroom en suite on the ground level, as well as a further two generous bedrooms, a family bathroom, a utility room with space for a washer and dryer and a store on the

lower ground level. The auto-lit staircase to the first floor provides access to the luxury air-conditioned principal bedroom with its eaves storage, dressing room, en suite shower room and private balcony. The property enjoys a Sonos/Bose surround sound system.

Outside

A paved driveway provides plenty of parking space along with a detached double garage, with EV charger and electric roller door. The grounds extend and cascade down the hillside, providing more than half an acre of beautiful, peaceful gardens to enjoy. They include south-facing flagstone patio areas with a barbecue area, terraced lawns, colourful border beds with flowering perennials and established shrubs, various trees including apple, pear, fig, cherry and apricot, and beautifully maintained Italianate gardens with an oriental pagoda.





Frenchgate Head



Frenchgate Head



Frenchgate Head



Frenchgate Head



Frenchgate Head





Harcourt, rebuilt in 2014 is a three-bedroom home with a semi-open plan layout and enjoys under floor heating throughout. The kitchen and sitting room are separated simply by a dual-sided Dik Geurts woodburning stove. Both rooms have full-height windows offering panoramic south-facing views across the surrounding landscape, while the kitchen is fitted with modern units, granite worktops, a central island, Blanco sink with boiling tap and integrated Gaggenau appliances: induction hob, microwave oven and warming oven also a Sub-Zero fridge and freezer, wine fridge, coffee machine and dishwasher. The ground floor also has a useful utility room and a cinema room with movie projector and screen, Bose surround sound and Sonas bar, also an inset granite bar with fridge and storage. Upstairs, Harcourt has two generous double bedrooms at the rear, both of which are en suite and have sliding glass doors opening onto sunny balconies. The principal bedroom also features its own dressing room. In addition, the first floor offers a smaller third bedroom, which is also ideal as a home office. The property benefits from air

conditioning throughout the entire ground floor with the exception of the utility room, cloakroom and hallway. The two ensuite bedrooms upstairs also have air conditioning.

The properties offer great flexibility, ideal for multi-generational living; or a single property for a large family to enjoy or a family home with adjoining holiday accommodation. The grounds include two wildlife ponds, two greenhouses, a wood store and a potting shed. Further tarmaced access with electric gates for vehicles and pedestrians can be found at the rear.

Location

The historic market town of Richmond is surrounded by stunning rolling countryside on the edge of the Yorkshire Dales National Park. Known for its 11th century castle, the town offers various everyday amenities and facilities, including high street shops, supermarkets and a wealth of restaurants, pubs and cafés. Further amenities can be found in Darlington, including large supermarkets and leisure facilities.

Distances

- Richmond town centre 0.3 miles
- Darlington 12 miles
- Barnard Castle 14 miles
- Northallerton 15 miles
- A1(M) and A66 access at Scotch corner 4 miles
- Harrogate 36 miles
- York 47 miles

Nearby Stations

- Darlington (London Kings Cross in 2 hours and 10 minutes)
- Northallerton

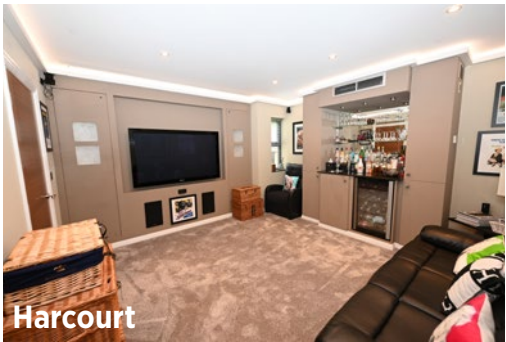
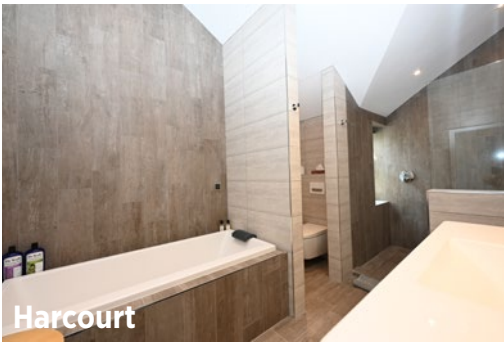
Key Locations

- Richmond Castle
- Easby Abbey
- Kiplin Hall and Gardens
- Bolton Castle
- Aysgarth Falls
- Bowes Museum
- Barnard Castle

Nearby Schools

- Aysgarth
- Barnard Castle
- Queen Mary's
- Queen Ethelburga's
- Yarm
- Primary and secondary schooling in Richmond







The position & size of doors, windows, appliances and other features are approximate only.

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Location

The location suits anyone with an interest in outdoor pursuits, with the wide open spaces of the Yorkshire Dales just moments away. Golf is available at Richmond Yorks Golf Club. The area is well connected by road, with the A1(M) just four miles away.

Floorplans

Harcourt internal area 2,411 sq ft (224 sq m)

Frenchgate Head internal area 2,465 sq ft (229 sq m)

Garage internal area 324 sq ft (30 sq m)

Total internal area 5,200 sq ft (483 sq m)

For identification purposes only.

Directions

Post Code: Frenchgate Head, Maison Dieu, Richmond DL10 7AU

Harcourt, Frenchgate, Richmond DL10 7AG

what3words: ///retailing.widget.iceberg - brings you to the driveway

General

Local Authority: North Yorkshire Council

Services: Gas central heating (partial underfloor heating). Mains water, gas and drainage. Solar PV Panels in Frenchgate Head.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: Frenchgate - B rating / Harcourt - A rating

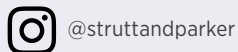
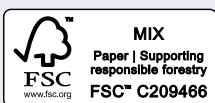
Harrogate

9 Westgate House, Albert Street, Harrogate HG1 1JX

01423 561274

harrogate@struttandparker.com
struttandparker.com

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