

*The Old Byre Marrick, Richmond, DL11 7LQ*  
*Offers in the region of £550,000*



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The Old Byre is a gorgeous, stone built, detached property with large gardens, beautiful views, and bags of character. Situated on a south facing bank the pretty Hamlet of Marrick enjoys an elevated setting with glorious views over Swaledale, which the property really makes the most of by having its' living quarters on the first floor.

The ground floor of the property provides two double bedrooms and generous family bathroom, along with a master bedroom and en suite.

The first floor has a beautiful handmade kitchen with Rangemaster stove, beamed ceiling, central island, and picture windows allowing full enjoyment of the views, and across the galleried landing you will find a spacious yet cozy lounge, with beamed ceilings, exposed stonework and fireplace with cast iron stove, the first floor also has a handy w/c.

Externally, this lovely home cannot fail to please, enter through a five-bar gate set in dry stone walling and you will find ample parking on the gravelled driveway which borders the property, edged with a mature shrubbery border, flagged and gravelled terraces provide ample al fresco dining areas bordering an extensive lawned area stretching to the rear which is flanked by trees and shrubs, and houses a large greenhouse and traditional log cabin with electricity, the garden area extends to include the fruit garden enclosure and has numerous fruit trees and bushes. This is a beautiful, one-of-a-kind property that really must be viewed to appreciate its charm and beauty.











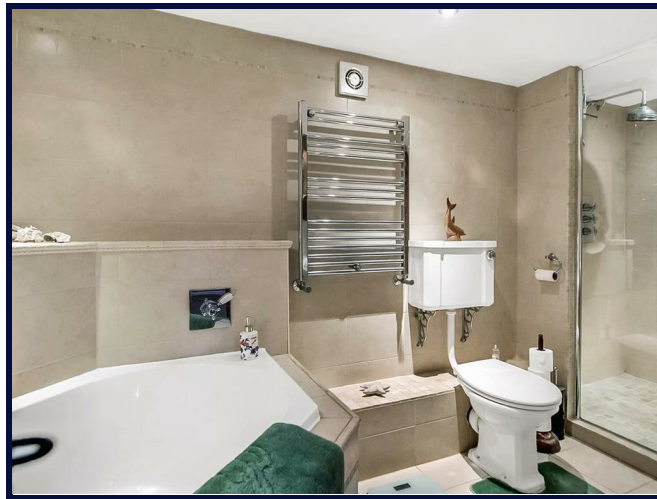
Tenure: Feehold  
Services: Oil C/H, Double Glazing, Mains  
Water  
Council Tax: Band E









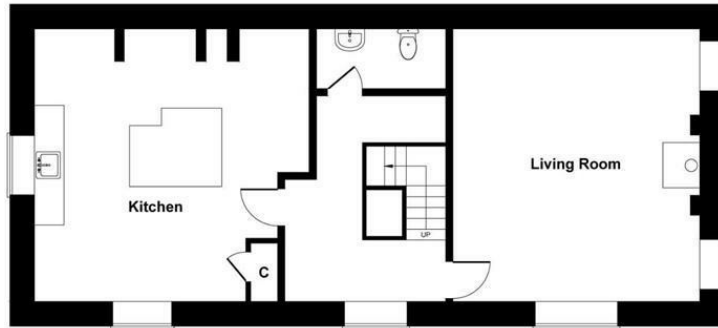




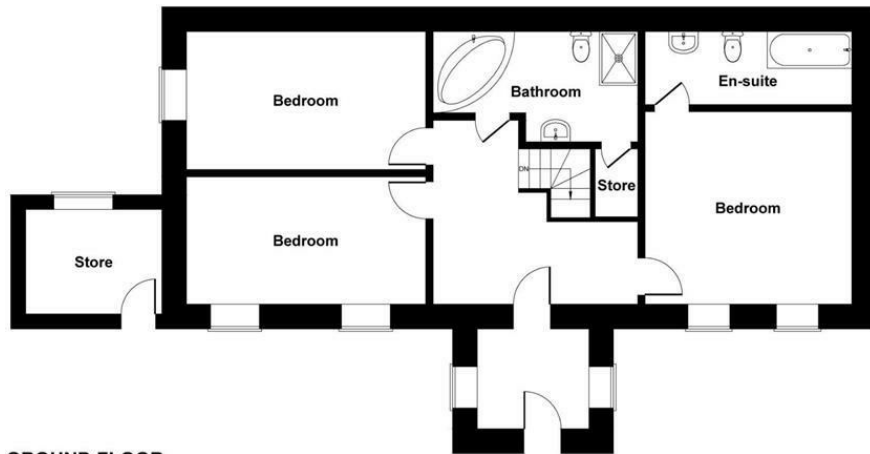




## The Old Byre, Marrick



FIRST FLOOR



GROUND FLOOR

### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 93        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   | 36                      |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A   |                         |           |
| (81-91) B   |                         |           |
| (69-80) C   |                         |           |
| (55-68) D   |                         |           |
| (39-54) E   |                         |           |
| (21-38) F   |                         |           |
| (1-20) G  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |

