



East House, Kirby Hill, Richmond, DL11 7JH
Price £750,000

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East House is an enchanting Grade II listed period farmhouse that masterfully blends historical charm with modern eco-friendly innovations. Nestled in the picturesque village of Kirby Hill, this beautifully presented home is distinguished by its characterful architecture (complete with charming hidden gargoyles) and stunning views of the surrounding countryside.

The ground floor offers a perfect balance of traditional and contemporary living, featuring a spacious kitchen/breakfast room with a central island, alongside a separate dining area for more formal occasions. The sitting room, warmed by a multi-fuel stove, provides a cosy retreat, plus a large office/bedroom 4 offers flexibility for working from home or guest accommodation. A modern wet room and a generously proportioned utility add to the home's practicality.

The first floor boasts three generous double bedrooms, including a luxurious main bedroom with an ensuite shower room, and an opulent, fully tiled house bathroom complete with a freestanding bath.

Set within an acre of established mature grounds, East House offers an idyllic outdoor lifestyle. The formal gardens, have a delightful sunken patio area, perfect for entertaining or simply enjoying the tranquil surroundings and extend to include a vegetable garden and orchard.

East House is fitted with SLIMLITE double-glazing for energy efficiency along with a discreet run of photovoltaic solar panels feeding power into a Tesla Powerwall 2 (13.5 kWh) battery and gateway.

The combination of a storage battery, a smart ev charger and a cheap ev tariff means electricity bills are drastically reduced, in summer months solar energy powers the house, including heating the water reducing reliance on the grid, and cutting energy usage during peak periods. Excess solar is also exported to the grid further reducing electricity bills.







General Remarks

Tenure: Freehold

Services: Mains Electricity, water and drainage, Oil
c/h, PV solar panels + Tesla Powerwall 2 (13.5 kWh)
battery and gateway
Council Tax: Grade G

The property is Grade II listed: Rewired in 2007,
reroofed in 2016, new windows 2021













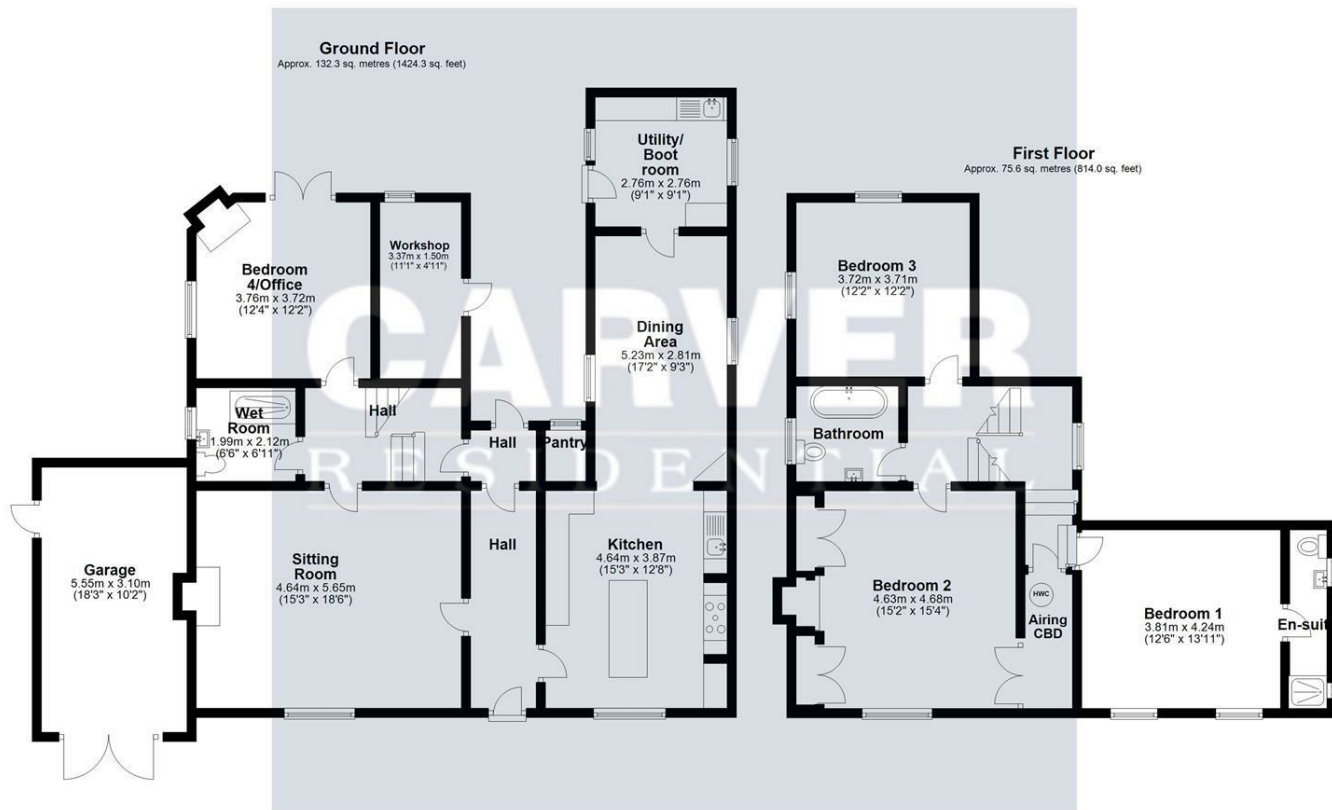
Kirby Hill is a quintessentially charming village nestled in conservation area and is surrounded by rolling hills, lush green pastures, and historic landmarks, providing an enviable rural lifestyle steeped in natural beauty and history. Its picturesque stone-built properties and tranquil ambiance evoke a sense of timeless charm, whilst the local area is rich in heritage, with the market town of Richmond just a short drive away, where cobbled streets, an iconic castle, and a wealth of boutique shops, galleries, and eateries await your exploration.

The village's elevated position offers breathtaking panoramic views of the Howardian Hills, making it a haven for walkers, cyclists, and nature lovers. Nearby trails and bridleways invite outdoor adventures, while the surrounding countryside provides an idyllic setting for wildlife.

Despite its rural setting, Kirby Hill benefits from excellent local pubs – The Shoulder of Mutton is across the Village Green, and the renowned Bay Horse is just 1.5 miles away in the nearby village of Ravensworth, which also provides well regarded primary education. Excellent transport links are available with the A1(M) and the A66 trans Pennine route just a few miles away.



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Total area: approx. 207.9 sq. metres (2238.3 sq. feet)

Sketch Plan: Not To Scale. For Illustrative Purposes Only. Created by HJ Cadplan Ltd.
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