



Ricksholme

Tunstall, North Yorkshire, DL10 7QS



Robin Jessop

**AN IMMACULATELY PRESENTED FOUR
BEDROOM STONE BUILT DETACHED HOME
OCCUPYING A GENEROUS PLOT OF
APPROXIMATELY 0.86 ACRES WITH
GARDENS, GARAGING AND AMPLE PARKING**

- Detached Family Home
- Beautifully Appointed Throughout
- Four Bedrooms, Two with En-Suites
- Open Plan Living
- Beautifully Landscaped Gardens Extending to 0.86 Acres
- Additional Land to the Rear Purchased by the Current Owners
- Private Entrance, Garage & Parking
- Sought-After Village Location
- Guide Price: £715,000

SITUATION

A1(M) Interchange Junction 52 under 3 miles, Richmond 6 miles, Bedale 9 miles, Leyburn 10 miles, Northallerton 14 miles, Darlington 16 miles, Train station at Northallerton with direct services to London Kings Cross in approximately 2 hours 25 minutes (all distances and times are approximate).

Ricksholme is well situated on the western edge of the village of Tunstall, occupying an excellent position for both road and rail connections. The property lies just south of the historic market town of Richmond and north of the Georgian market town of Bedale, with convenient access to Northallerton and Darlington.

The village is also ideally placed at the gateway to the Yorkshire Dales National Park, whilst the nearby A1(M) provides excellent links both north and south.

INTRODUCTION

Constructed by the highly regarded Randall Orchard and completed in 2024, Ricksholme is a substantial four bedroom stone-built detached family home, finished to a high specification throughout. Thoughtfully designed with modern family living in mind, the property offers spacious and versatile accommodation, combining high-quality craftsmanship with stylish finishes to create a beautiful home.

The property is entered via a welcoming and spacious entrance hall, with a staircase rising to the first floor. Finished with porcelain tiled flooring, which continues through to the kitchen and dining area, the entrance immediately sets the tone for the quality found throughout the home.



Positioned to the left is a beautifully presented sitting room featuring a multi-fuel stove set within an attractive brick surround with a stone hearth, creating a warm and inviting focal point.

A further versatile reception room is currently utilised as a home office but would equally lend itself to use as a snug, playroom or additional reception room.

Undoubtedly the heart of the home is the superb open-plan kitchen, dining and family room, thoughtfully designed for both everyday family living and entertaining. The kitchen was upgraded from the original specification and finished to a particularly high standard featuring two-tone Mornington Beaded cabinetry in Taupe and Regiment Green, complemented by Lagoon Silestone quartz work surfaces.

A substantial central island incorporates a breakfast bar for informal dining, whilst a comprehensive range of integrated Neff appliances includes an induction hob, Slide & Hide oven, combination microwave oven, fridge freezer, dishwasher, plate warmer and dual-zone wine cooler suitable for both red and white wine. The kitchen is further enhanced by a Quooker-style boiling water tap and an InSinkErator waste disposal unit.

Beyond the dining area is a relaxed living area, enhanced by a striking lantern roof which floods the space with natural light. A remote-controlled blind provides shade and comfort when required, whilst bi-folding doors open directly onto the rear patio, creating a seamless connection between the indoor and outdoor living spaces, perfect for entertaining and al fresco dining.

Fitted with Dust Grey cabinetry, the utility room provides additional storage, worktop space and plumbing for laundry appliances. An internal door provides access to the integral garage, whilst the utility room also leads to a well-appointed cloakroom comprising a W.C. and wash hand basin.

To the first floor are four bedrooms. The principal bedroom benefits from bespoke fitted wardrobes by Jollys and a stylish en-suite shower room. A well-appointed family bathroom serves two of the bedrooms, one of which is a generous double and the other a well-proportioned bedroom, ideal as a nursery, dressing room or home office. The final bedroom is a further double bedroom and benefits from its own en-suite shower room.

Externally, the property is approached via a private driveway, opening onto a generous parking area providing ample off-road parking for several vehicles and leading to the large integral garage. There is also plenty of space within the grounds to create additional parking if required.

Ricksholme occupies an attractive landscaped plot extending to approximately 0.86 acres, which includes additional land to the rear purchased separately by the current owners, providing an enhanced degree of privacy and security.



The generous, easily maintained south-west facing rear gardens have been thoughtfully designed to create a wonderful outdoor space. A substantial patio provides the perfect setting for outdoor dining and entertaining, complemented by expansive lawned areas and well-stocked borders. The property also benefits from an electric vehicle charging point.

Viewing is strongly recommended.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950.

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser, it is now a legal requirement for you to provide 2 forms of ID.

METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

AGENTS NOTE

There are certain restrictions on the additional land purchased, details of which can be provided upon request.

WHAT3WORDS

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FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band F.

SERVICES

Mains electricity, water and drainage. Air source central heating with underfloor heating to the ground floor (seven independently controlled zones). Broadband connection available.

LOCAL AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD.



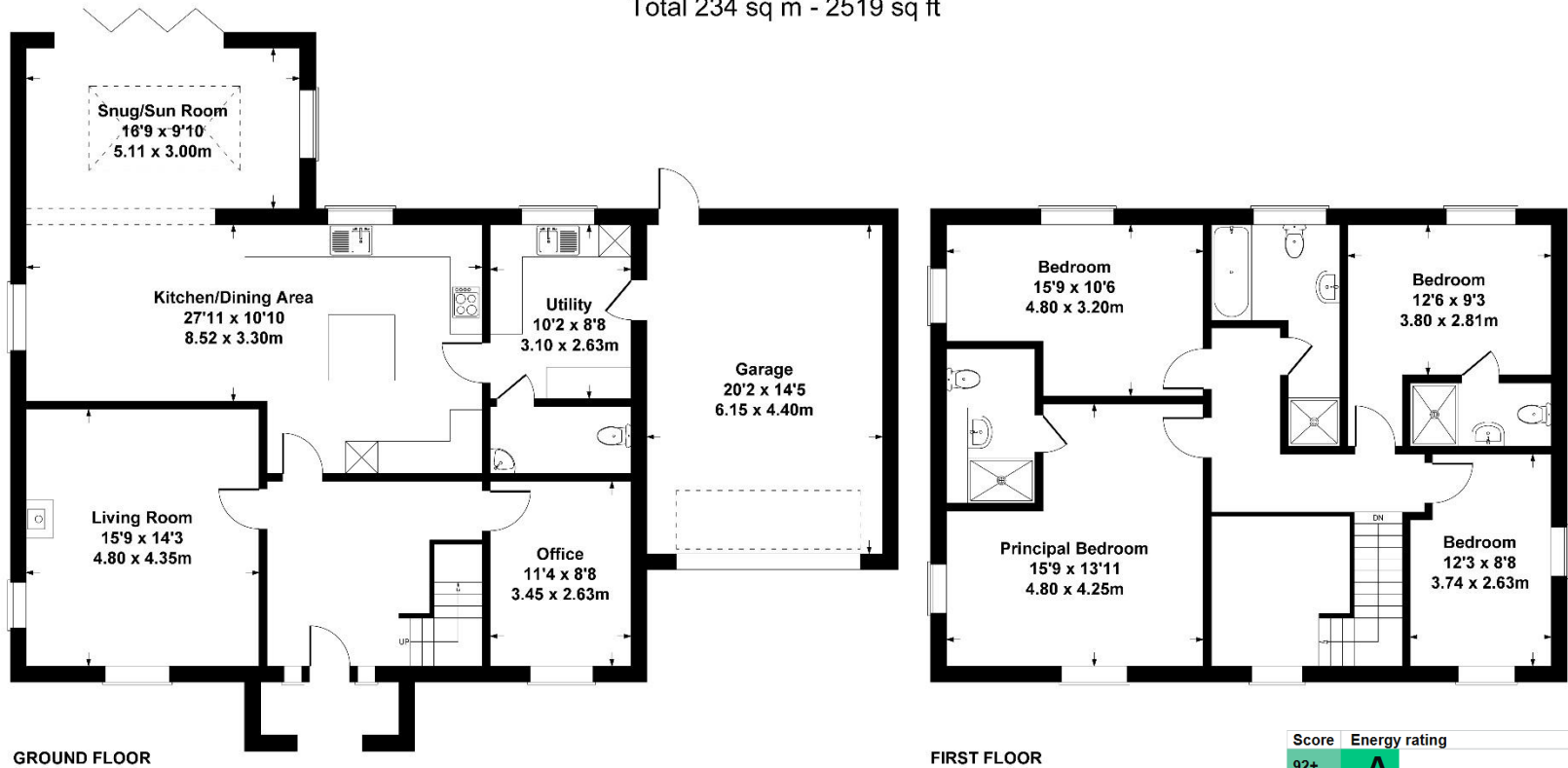
Ricksholme, Tunstall

Approximate gross internal area

House 207 sq m - 2228 sq ft

Garage 27 sq m - 291 sq ft

Total 234 sq m - 2519 sq ft



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. 2026

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

