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"For Sales In The Dales"



Kirkbank House, Bellerby

- Beautiful Georgian Grade 2 Listed Detached Property
- Characterful Features
- 3/4 Bedrooms
- 2 Reception Rooms
- Country Style Kitchen & Separate Pantry
- Bathroom & Ground Floor WC
- Utility Room With Mezzanine
- Mains Gas Central Heating
- Mature Private Rear Garden
- Stone Outbuildings & Summer House

Postcode: **DL8 5QP**

Tenure: **Freehold**

Council Tax Band: **E**

Energy Efficiency Band: **Not Required**

Local & Planning Authority:
North Yorkshire Council

Guide Price: £475,000 £525,000



Kirkbank House is a beautiful period, listed house, which is nestled in the charming village of Bellerby, with a commanding view of the village green. The property boasts a wealth of character and original features and is an ideal opportunity to update and personalise to your own taste. Originally owned and named by Rev. William Kirkbank - curate of Bellerby 1775 to 1832.



Boasting 4 bedrooms, this stunning property is ideal for families or those seeking a peaceful retreat in the heart of the Yorkshire Dales. It benefits from mains gas central heating, and solid fuel fires, adding to its character and warmth.



The accommodation is vast. At some point, the property has been extended to the rear creating a large house with a flexible layout. To the first floor is a side entrance to a large utility with a staircase to a mezzanine room, the utility leads to a pantry room with storage and separate WC, which opens up to a rear hall with a door to the back garden and a door through the kitchen diner. At the front of the house are two reception rooms, a study and the front door near the staircase giving access to the first floor. Upstairs are 4 bedrooms and a loft room. bedroom 4 is currently accessed via room 1 and off room 2 is a small balcony with window overlooking the green. There is also a bathroom to the rear of the house.



Externally, to the rear of the property is a very private garden, which provides a tranquil outdoor space to relax and unwind. There is a stone path which leads to a couple of steps up to a lawn, the garden has flowerbeds, shrubs and several mature trees, including fruit, with apple, plum. A stone outbuilding offers extra storage space. Parking is in the village, or the sellers historically enjoyed parking to the front of the property on the green.



The nearby town of Leyburn is only a 5 minutes' drive away, offering a range of amenities, including shops, pubs, and schools, making it a desirable location for both families and professionals alike.

Ground Floor

Entrance Hall Fitted carpet. Spacious original staircase, with fitted carpet.

Snug Lovely snug or ideal home office. Fitted carpet. Radiator. Built in cupboard. Window to front, overlooking village green.

Living Room Spacious living room. Fitted carpet. Feature stone fireplace. Radiator. Step up to kitchen. Window to front, overlooking village green.

Lounge Generous lounge. Fitted carpet. Beamed ceiling. Feature stone fireplace. Radiator. Access to snug or home office. Window to front, overlooking the village green.

Kitchen Tiled flooring. Radiator. Beamed ceiling. Good range of wall and base units. Stainless steel sink and drainer. Electric oven and hob. Extractor hood. Gas fired AGA. Plumbing for dishwasher. Windows to rear and side.

Rear Hall Tiled flooring. Radiator. Understairs cupboard. Consumer unit. Stable door to rear garden.

Pantry Tiled flooring. Wall and base units. Built in storage cupboard.

WC Tiled flooring. Partially tiled walls. Washbasin. WC. Window to rear.

Utility/Dining Area Tiled flooring. Radiator. Base units with sink and drainer. Plumbing for washing machine. Space for fridge freezer. Space for dining table. Stairs to mezzanine. 2 Velux windows. Window to rear garden.

Mezzanine Useful storage area.

First Floor

Landing Fitted carpet. Loft hatch.

Bedroom 1 Fitted carpet. Radiator. Feature cast iron fireplace. Window to front overlooking village green. Door to bedroom 4.

Bedroom 2 Fitted carpet. Feature cast iron fireplace. Window to front overlooking village green. Door to Balcony landing.

Bedroom 4 Single bedroom. Fitted carpet. Radiator. Feature cast iron fireplace. Window to front overlooking village green.

Balcony landing lovely feature internal balcony. Fitted carpet. Window to front overlooking village green.

Bedroom 3 Fitted carpet. Radiator. Beamed ceiling. Window to side.

Shower Room Carpet tile flooring. Radiator. Washbasin. Walk in shower. WC. Airing cupboard. Frosted window to side.

Outside

Front Small walled south facing garden to front, laid to gravel. Ideal for pots and sitting out. Gated, stone garden path to front door.

Parking Space to park 2-3 cars to the front of the property on the village green.

Side Path to side of property leading to side entrance and gate to rear garden.

Rear Garden Private walled garden. Stone flagged path. Lawned garden with an abundance of fruit trees and other mature trees and shrubs. Stone built shed and further stone outbuilding for handy storage. Timber summer house.

Agents Notes: The sellers have had a structural survey carried out for the property in Oct 2025, potential buyers can have sight of this. There is also a damp and timber report.

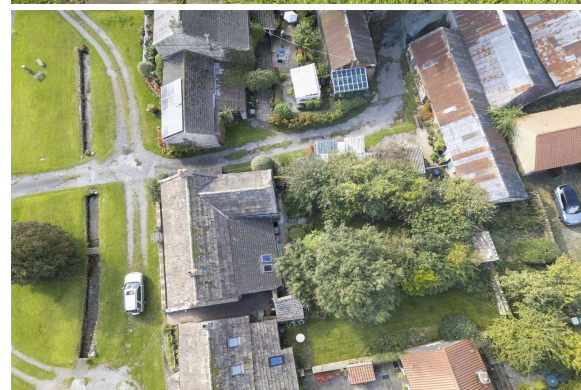
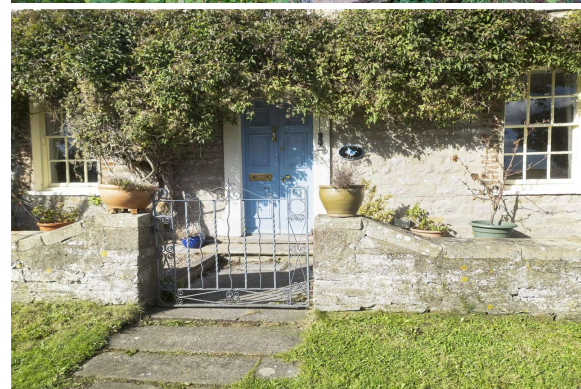
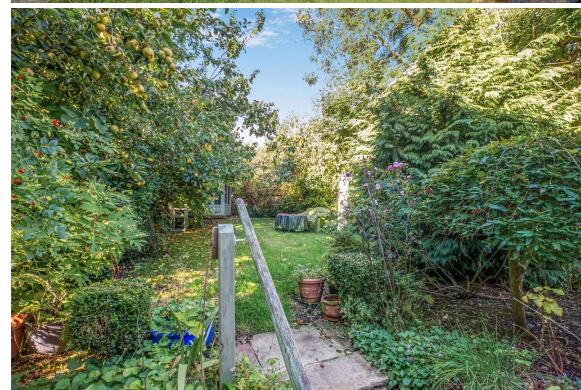
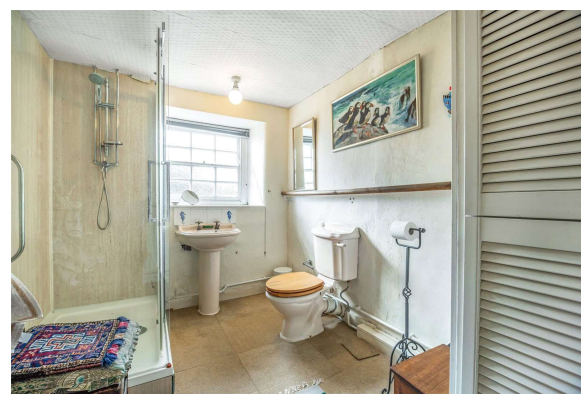
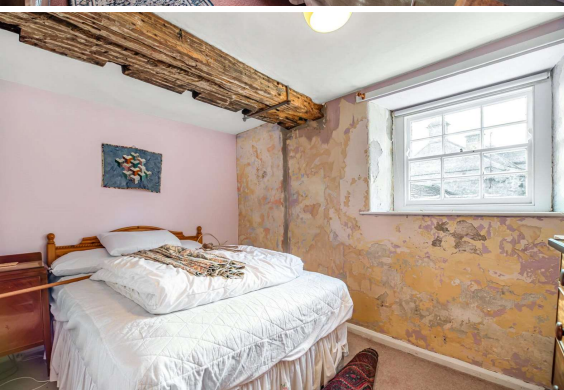
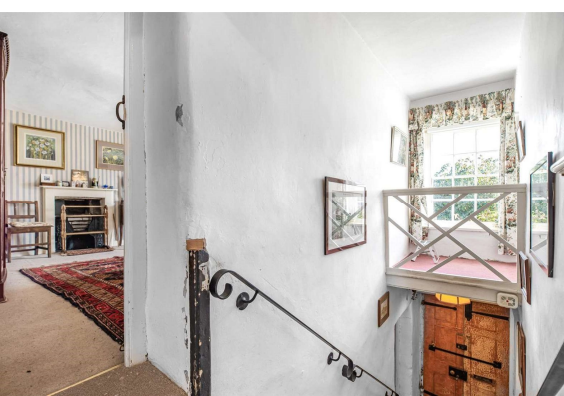
Services

Mains gas, electricity, water and drainage.

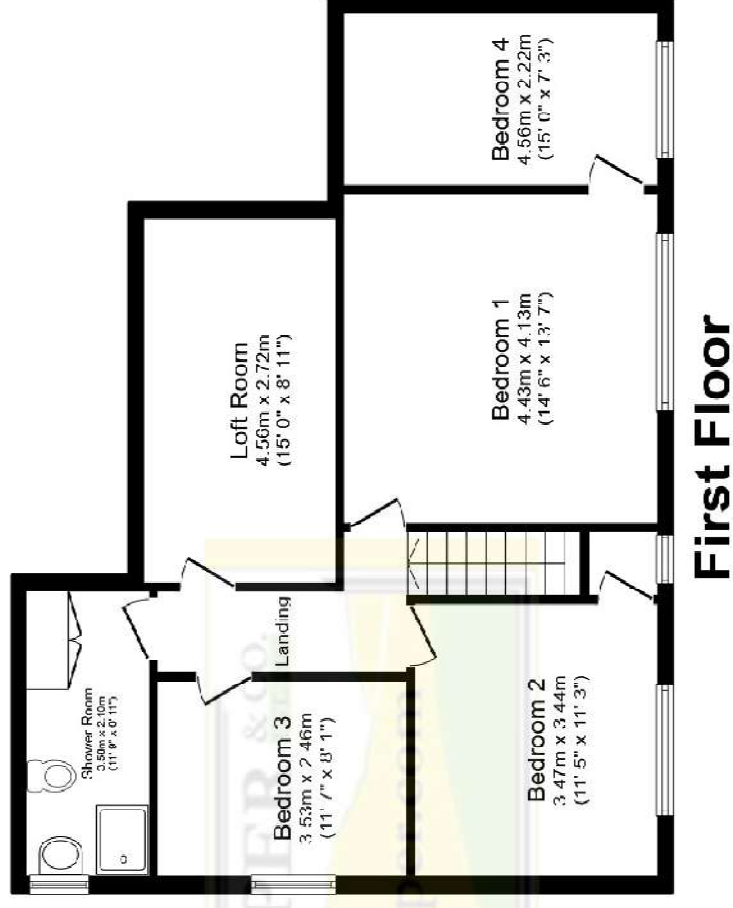
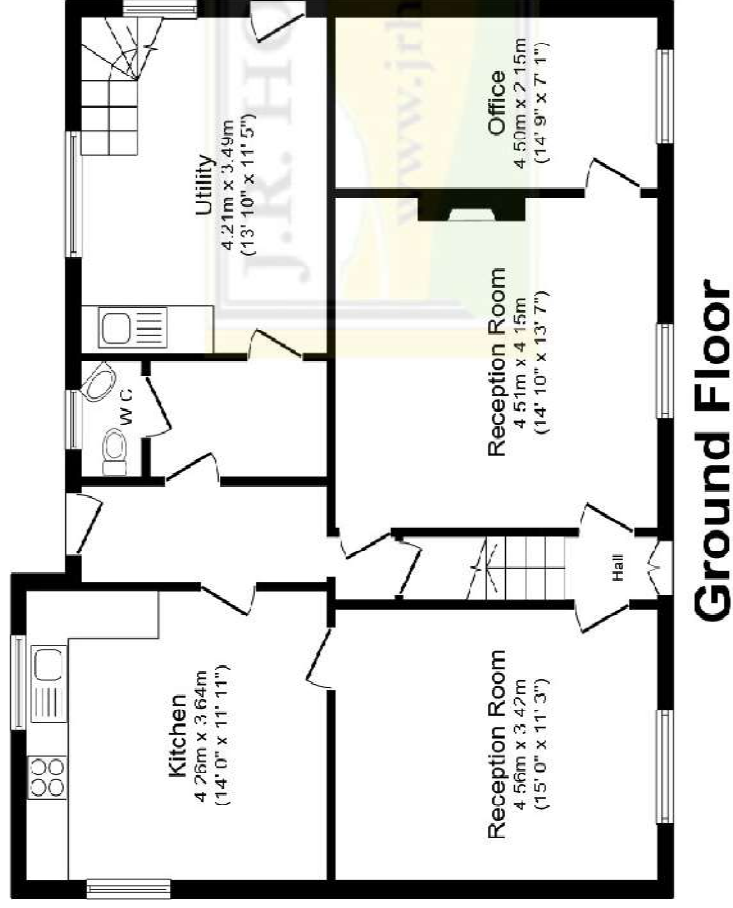
Flood risk noted as very low. No history of flooding.

Broadband: Basic, 6 Mbps. Satellite / Fibre TV Availability: BT & Sky.





Items in these photographs and tours may not be included in the sale • J. R. Hopper & Co. has not tested services, fixtures, fittings, central heating, gas, and electrical systems. If in doubt, purchasers should seek professional advice • J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective Purchasers. In addition, the Purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure • Viewings by appointment only.



Total floor area 168.2 sq.m. (1,811 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

