

**Wheelgates Patrick Brompton, Bedale, Richmondshire, DL8 1JL**

**Offers In The Region Of £750,000**

**Property Images**



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## Property Images

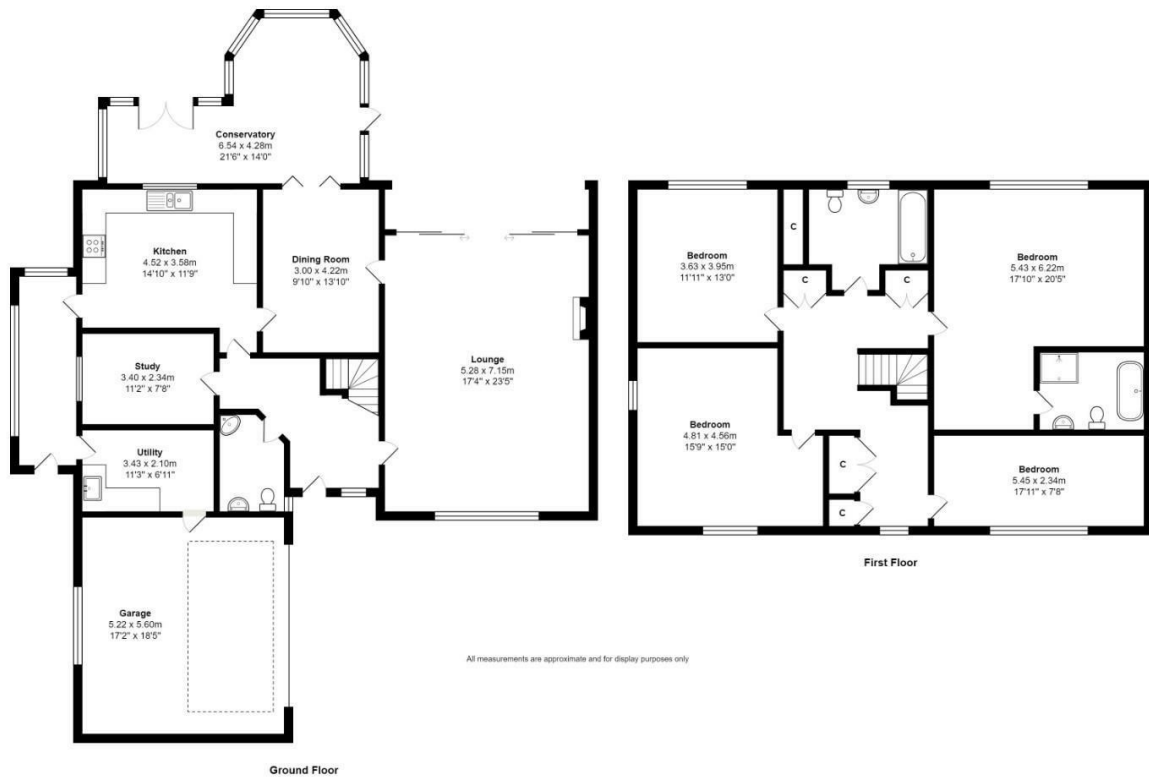


## Property Images



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## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>77</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Map



## Details

Type: House - Detached Beds: 4 Bathrooms: 2 Receptions: 2 Tenure: Freehold

## Summary

\*\*\* DETACHED FOUR BEDROOM HOUSE WITH A TWO BEDROOM ANNEXE \*\*\* This fabulous detached home is perfect for families seeking a spacious and comfortable living space with the added benefit of accommodating dependant relatives as there is a beautiful separate annexe set in the grounds offering independence to both parties. Both properties enjoy breathtaking views of the adjoining countryside and boasts a perfect blend of elegance and functionality.

This beautiful family home offers ample living space on entrance to and spacious hallway with unusual curved walled staircase that leads to the first floor. The Lounge is a fabulous size with cosy open fireplace, oak parquet flooring and floor to ceiling doors that lead to the the gardens. The kitchen is fitted with great range of wall and base units with plenty of space for a breakfast table, there is a separate dining room and utility room as well as a study/play room and a ground floor WC. To the first floor is a fantastic open landing with storage, four sizeable bedrooms, a large master bedroom having a modern en-suite bathroom and a further family bathroom. This property would benefit from some further improvements to enhance its charm.

The annexe is, situated within the same plot, offers luxurious interiors and is ideal for dependant relatives seeking their own private space. A cozy lounge area, designed for comfort and style, with a fully fitted kitchen with modern appliances. A utility room offers additional space for laundry and storage needs, enhancing the functionality of the home. Two well-appointed bedrooms provide comfortable living spaces. The annexe includes a separate shower room, ensuring privacy and convenience for its residents. Designed with independence in mind, this annexe allows dependant relatives to enjoy their own space while remaining close to the main family home.

There are lovely gardens with open views, double garage and driveway with plenty of parking.

## Features

- DETACHED FOUR BED FAMILY HOME AND ANNEXE • MAIN HOME OFFERS THREE RECEPTION ROOMS AND CONSERVATORY • FITTED KITCHEN AND UTILITY ROOM WITH SIDE PORCH • GROUND FLOOR WC • ANNEXE WITH LOUNGE AND FITTED KITCHEN • TWO BEDROOMS AND UTILITY ROOM • GARDENS TO BOTH PROPERTIES • OPEN COUNTRYSIDE VIEWS • DOUBLE GARAGE AND PARKING • VILLAGE LOCATION CLOSE TO BEDALE AND LEYBURN