



THE NOOK 7 HARGILL CLOSE
Harmby, Leyburn



GSC GRAYS

PROPERTY • ESTATES • LAND

THE NOOK 7 HARGILL CLOSE

Leyburn, DL8 5QE

An attractive, stone-built detached dormer bungalow occupying a corner plot with superb views towards Penhill.

ACCOMMODATION

The property has well-proportioned and spacious accommodation throughout, with several reception rooms, a breakfast kitchen and two bedrooms on the ground floor, both with en suite facilities. To the first floor, there is a study/bedroom as well as a shower room and single bedroom.

Externally, the house sits within a large plot with ample private parking along with a substantial and immaculately-presented, south-east facing garden with lawns, patio seating areas, a vegetable patch and ornamental pond.

This property would suit a wide variety of purchasers looking for a generous home only a short distance from the market town of Leyburn.



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Situation and Amenities

Harmby is located just off the A684 close to the neighbouring village of Spennithorne. It has a thriving community village hall, football pitch, tennis court, quoits pitch, public house and chapel. Spennithorne has a primary school, public house, church and cricket pitch.

The market town of Leyburn boasts a weekly local market, monthly farmers market and twice weekly livestock mart. There are several hotels, restaurants, public houses and many small speciality shops. Buses from Harmby and Leyburn connect to Richmond, Hawes, Bedale and Ripon.

Harmby is less than 2 miles from Leyburn with mainline train stations at Northallerton (18 miles) and Darlington (24 miles). Access to the A1M (north and south) is at Leeming Bar (12 miles). There are airports at Leeds, Teesside and Newcastle. Please note that all distances are approximate.





Ground Floor

An entrance porch leads through to the main hall, which provides access to the dining room, sitting room, breakfast kitchen, principal bedroom and house bathroom.

The kitchen has a good range of units with integrated appliances, lovely views over the garden and space for a family breakfast table. There is a separate formal dining room for entertaining guests or special family occasions, which provides access up to the first floor.

The sitting room benefits from a log-burning stove, a large box bay window and sliding doors through to the garden room, which enjoys the stunning vista over the open countryside beyond Harmby and towards Penhill. There is a seating area and utility with fitted units. The principal bedroom is a good-sized double with ample storage and a spacious shower room. There is also a house bathroom to the ground floor, along with an additional bedroom, also benefitting from fitted wardrobes and en suite facilities.



First Floor

The staircase leads up to an open landing with a spacious study, currently also used as a bedroom, a shower room with fitted storage cupboards and a single bedroom providing access to a substantial boarded loft with light and power.

Externally

The property is approached via a large block-paved drive, providing ample parking for several vehicles, with a gate giving access around to the rear.

The immaculately-maintained gardens are mainly laid to lawn with a paved patio seating area, substantial vegetable patch, fruit trees, an ornamental pond, well-stocked flower beds and a discreetly-screened storage area with two sheds, the oil tank and a greenhouse.

Services

The property is served by oil-fired central heating, mains water, electric and drainage.

Viewings

Strictly by appointment with GSC Grays. Telephone: 01748 829 217.

Tenure

The property is believed to be offered freehold with vacant possession on completion.

Local Authority

Richmondshire District Council. Council tax band D.

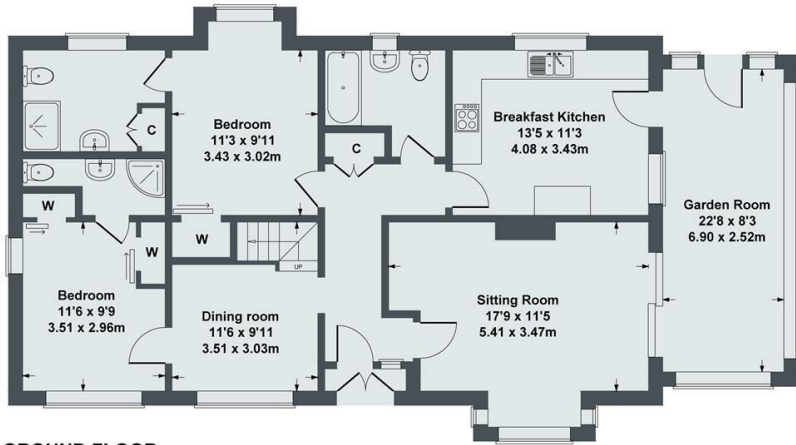
Particulars and Photographs

Particulars prepared November 2023.

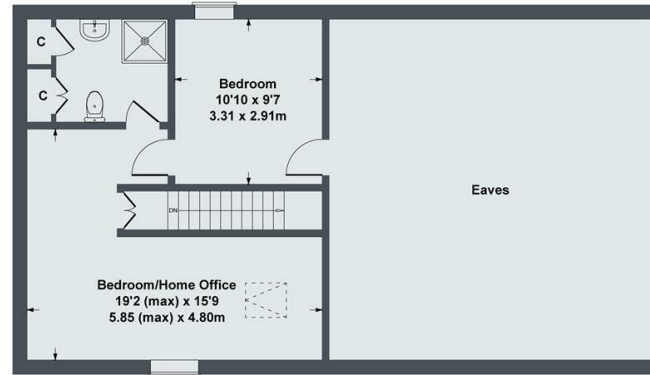
Photographs taken September 2023.

The Nook, 7 Hargill Close, Harmby, DL8 5QE

Approximate Gross Internal Area
1679 sq ft - 156 sq m
(Excluding Eaves)



GROUND FLOOR



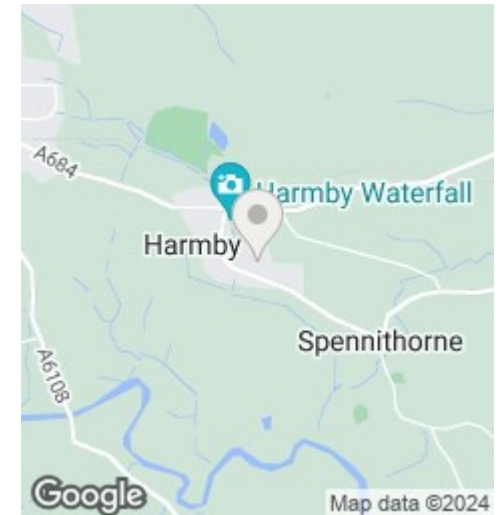
FIRST FLOOR

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. 2023

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 56 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



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