



THE APPLE ORCHARD  
Bellerby, Leyburn



GSC GRAYS

PROPERTY • ESTATES • LAND

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# THE APPLE ORCHARD

Leyburn, North Yorkshire, DL8 5QN

A recently-built home using traditional local sandstone with a Georgian-style layout and well-presented accommodation.

## ACCOMMODATION

Throughout this lovely home, there are quality fixtures and fittings and comfortable living accommodation including a spacious sitting room and good-sized dining kitchen with integrated appliances.

There are three double bedrooms, an en suite and stylish house bathroom to the first floor whilst, to the second floor, there is the principal suite with contemporary en suite bathroom.

Externally, the property is surrounded by beautifully-landscaped gardens with a variety of attractive patio seating areas. There is private parking and a garage.



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## Situation and Amenities

Bellerby is a picturesque village in Wensleydale, on the edge of The Yorkshire Dales National Park, with a traditional public house, church and a village hall with playing fields. The thriving market town of Leyburn is 1.5 miles away and boasts a variety of independent shops, Co-Operative supermarket, weekly local market, several hotels, restaurants and public houses, as well as the renowned Tenants Auctioneers.

Main line (East Coast) train service from Northallerton 20 miles, A1 (North and South) 9.5 miles. Please note, all distances are approximate.





### Accommodation

The entrance porch leads into the main hallway, where there are stairs to the first floor and doors to the dining kitchen and sitting room.

The contemporary kitchen features two-tone units with dark and light grey frontages and stone-effect worktops, integrated appliances, a Rangemaster cooker, an island with breakfast bar, dining area and patio doors leading out to the rear garden. The utility has matching units and gives access to the ground floor w.c. The good-sized sitting room enjoys a dual aspect and features a log-burning stove.

To the first floor, there are three double bedrooms, one benefitting from its own en suite shower room, along with a contemporary house bathroom, complete with separate shower and bath.

The second floor landing has several fitted storage and leads through to a large principal bedroom complete with Velux windows and a modern en suite bathroom.



### Externally

The property is approached by substantial solid-timber gates opening to the private parking area which can facilitate three vehicles. Beautifully-landscaped gardens surround the property, including two areas of lawn to the front, gravelled and patio seating areas and a paved pathway to the front door.

There is access to the rear from both sides, via timber gates and paved pathways, leading around to two additional seating areas and the main lawn.

Throughout the gardens, there are trees and several flower beds, stocked with a variety of mature shrubs and plants. Dry stone walled boundaries surround the property with additional raised flower beds.

### Garage

The detached, stone-built garage has an electric roller door with light and power connected and a pedestrian door to the side.

### Services

The property is served by mains electricity with Air Source Heating and mains water 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

North Yorkshire Council. Council tax band E.

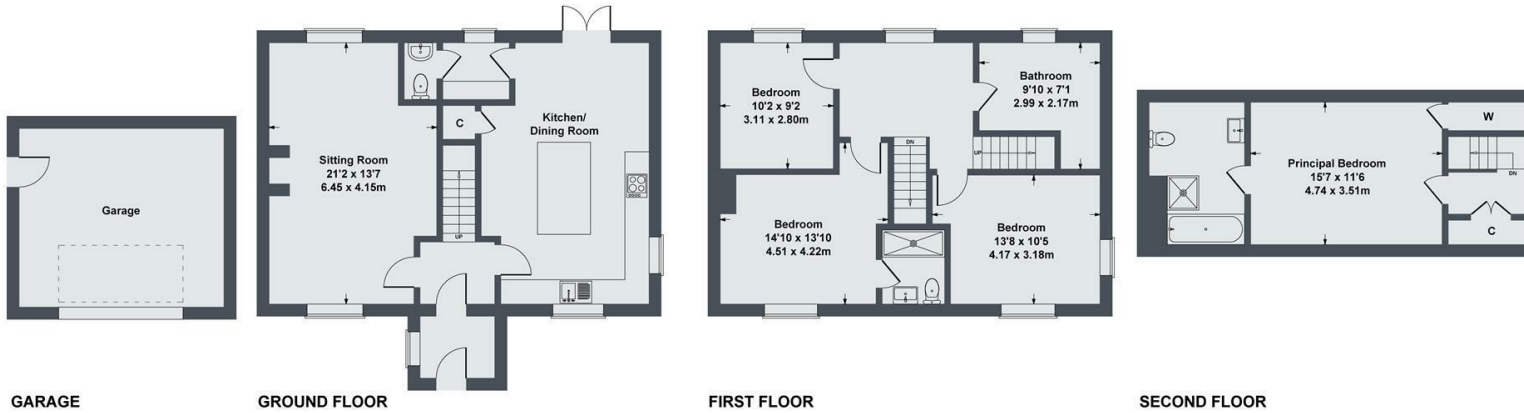
### Particulars and Photographs

Particulars prepared April 2024.

Photographs taken April 2024.

## The Apple Orchard, Bellerby

Approximate Gross Internal Area  
 Main House = 1701 sq ft - 158 sq m  
 Garage = 237 sq ft - 22 sq m  
 Total = 1938 sq ft - 180 sq m



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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>91</b>
(81-91) <b>B</b>		<b>78</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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