



ROWAN HOUSE

Hackforth, Bedale, North Yorkshire

GSC GRAYS
PROPERTY • ESTATES • LAND

ROWAN HOUSE

HACKFORTH, BEDALE, NORTH YORKSHIRE, DL8 1PE

AN ATTRACTIVE, STONE-BUILT FAMILY HOME WITH EQUESTRIAN FACILITIES TO THE REAR AND LAND EXTENDING TO APPROXIMATELY 3 ACRES

Accommodation

Breakfast Kitchen • Sitting Room • Dining/ Family Room • Snug/ Study • Utility • Principal Bedroom with En Suite • Three Further Bedrooms • House Bathroom

Externally

Double Garage • Front and Rear Gardens • Patio Seating Area
Parking • Land and Stables



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Barnard Castle
Tel: 01833 637000

Driffield
Tel: 01377 337180

Boroughbridge
Tel: 01423 590500

Kirkby Lonsdale
Tel: 01524 880320





Situation and Amenities

Hackforth is an attractive, semi-rural village with a range of amenities including a primary school, a public house offering rooms, a restaurant and bar as well as a thriving village hall.

The thriving market towns of Bedale (4.5 miles) Leyburn (9.5 miles) and Richmond (9 miles) are all within close proximity and have weekly markets, several hotels, restaurants, public houses and many speciality shops. There are secondary schools in Leyburn, Bedale and Richmond, with private education in nearby Newton-le-Willows (Aysgarth Preparatory School) as well as Queen Mary's School at Topcliffe, Cundall Manor, Sedbergh and Barnard Castle School.

The A1(M) is within good reach following the A1(M) upgrade with an access point at Leeming Bar around 5 miles away. The nearest train station is at Northallerton (about 10 miles) with a regular service on the East Coast Main Line to York, Newcastle, London or Edinburgh. Leeds Bradford is the nearest international airport but there are an increasing number of services now being offered from Teesside International Airport only 22 miles away.

Rowan House

Throughout this impressive family home there is a lovely flow to the accommodation, which includes several reception rooms and a quality breakfast kitchen leading onwards to the large living and dining room. This light, spacious area forms the heart of the home and is perfect for entertaining guests or relaxing with family whilst looking out over the rear gardens. There is also a formal sitting or dining room.

There are four double bedrooms, perfect for a family, including a principal with en suite.

The gardens have various spots which are ideal for entertaining, including a spacious stone patio and a raised terrace. A gate leads straight through to the private equestrian facilities which include quality, timber-built stables, three loose boxes, tack room and feed store. There is also grazing land, separated into two paddocks.





Accommodation

The front door leads into a substantial hallway providing access to two reception rooms, the breakfast kitchen and the ground floor shower room.

The L-shaped breakfast kitchen has lovely, stone-flagged flooring and is fitted with quality oak units, a Belfast sink and Aga. The adjacent utility room provides useful additional storage, with a door leading outside and a courtesy door into the garage. From the kitchen, patio doors lead out to the rear garden whilst an opening leads through to the substantial living and dining room, which has a log burner and is filled with light from the three large windows overlooking the garden. A further set of double doors lead straight out to the patio and there is access through to the formal sitting room, which benefits from an open fire with stone surround. There is also a multi-functional room which could be used as a ground floor bedroom, study or snug.

The first floor landing gives access to four double bedrooms, the master enjoying access to its own en suite with fitted storage and corner shower. The family bathroom features a vanity sink unit with plenty of built-in cupboards and a bath with shower over.

Externally

The property is approached by a gravelled driveway providing parking for several vehicles. There is a double garage with twin doors and a generous lawn with a walled boundary to the front and well-stocked flower beds and borders.

A pathway leads around to the rear garden and onwards to the generously-sized patio seating area. There are tiered lawns, mature trees, borders and various flower beds. Steps lead up to an additional raised patio, perfect for enjoying a coffee whilst looking out over the grazing land at the rear.

Land

A pedestrian gate leads from the garden to the grazing land, separated into two paddocks, which extends to approximately 3 acres. There is a timber stable block, which has a water supply and light and power connected, comprising three loose boxes and a tack room/feed room.



Tenure

The property is freehold and will be offered with vacant possession on completion.

Viewings

Strictly by appointment with GSC Grays.

Telephone: 01748 829 217.

Local Authority

North Yorkshire Council

Services

Mains electricity and water. Oil-fired central heating and under-floor heating to the kitchen and family room. Private septic tank. There is a 6KW solar panel system on the roof.

Wayleaves and Covenants

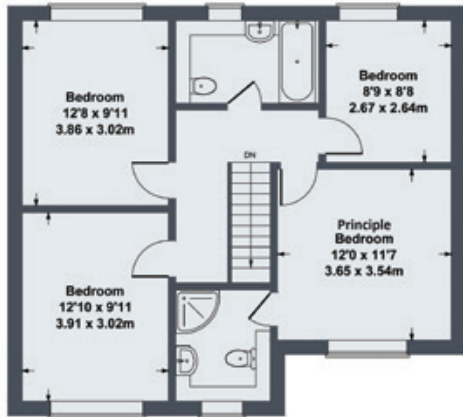
Rowan House is sold subject to and with the benefit of all existing rights, including rights of way, light, drainage, water and electricity and all other rights and obligations, easements and all wayleaves or covenants whether disclosed or not.

We understand there is a right of access to the land down a track which is on the edge of the village.

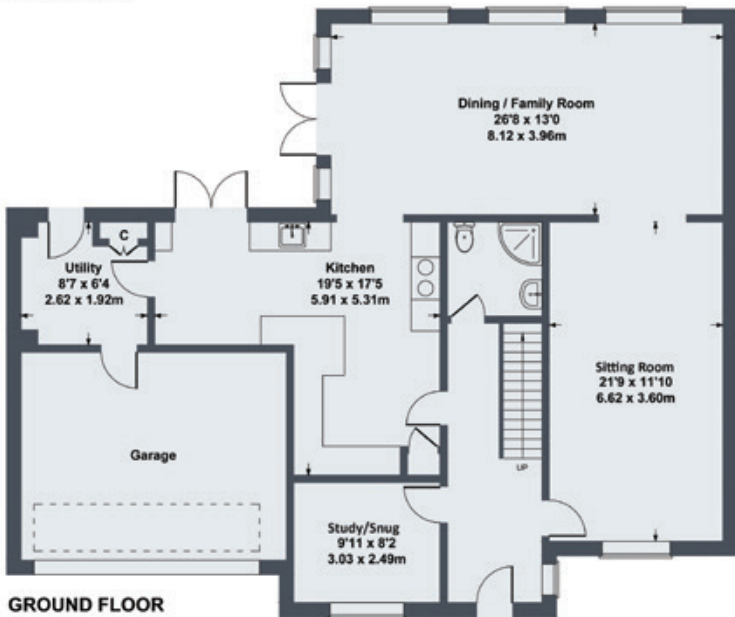


Rowan House, Hackforth

Approximate Gross Internal Area
1916 sq ft - 178 sq m



FIRST FLOOR



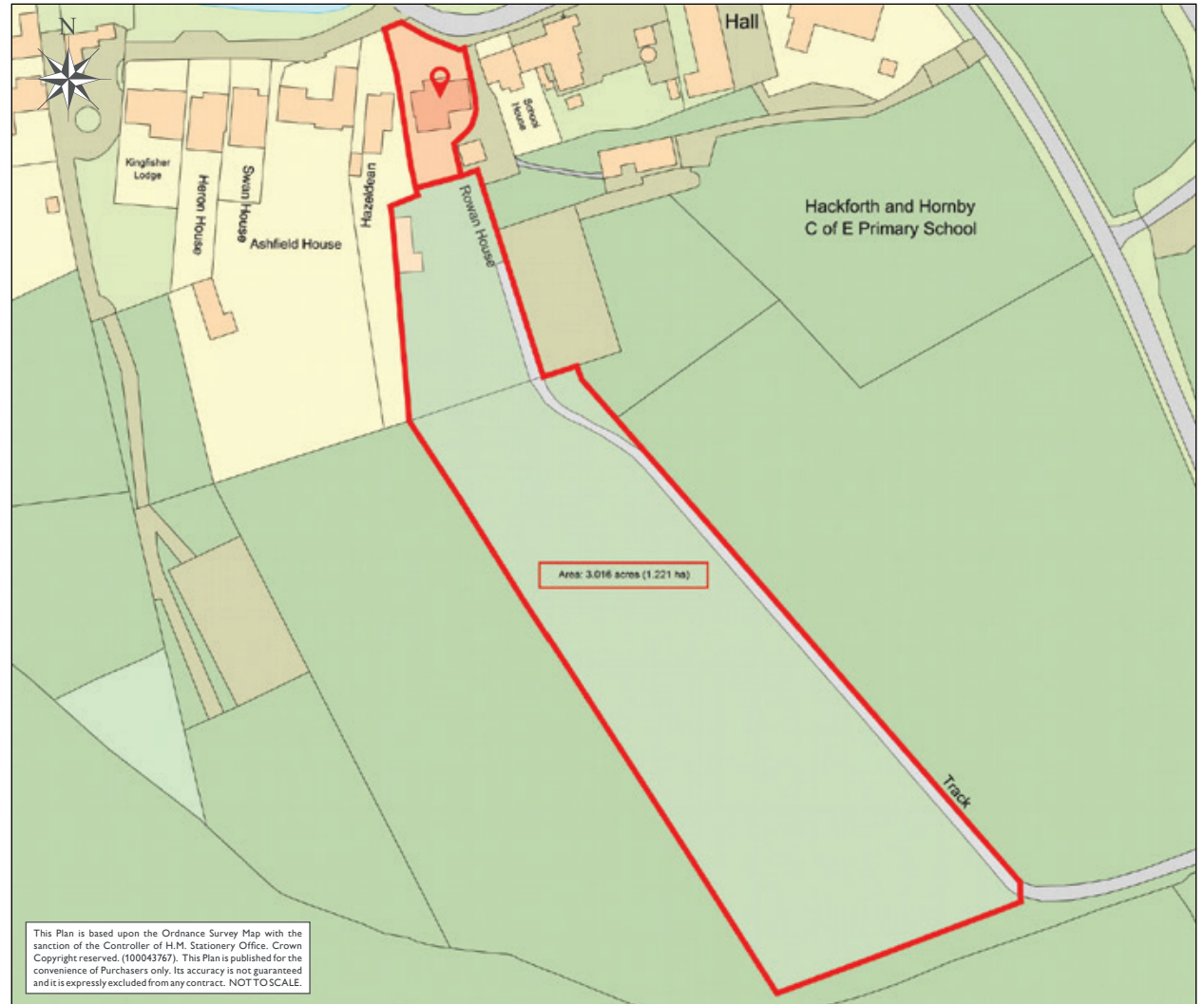
GROUND FLOOR

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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		65	68



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Particulars written: May 2024

Photographs taken: May 2024