



2 EAST COURTYARD HORNBY  
Bedale



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# 2 EAST COURTYARD HORNBY

Bedale, North Yorkshire, DL8 1BF

An attractive and substantial barn conversion which is beautifully presented throughout and offers a balance of character features, good quality fixtures and fittings and contemporary décor.

## ACCOMMODATION

An ideal family home with high quality fixtures and fittings throughout, including oak flooring and latch doors, solid fitted kitchen, as well as a roll top bath to the principal bedroom and stone walled gardens. The property has generous living accommodation three reception rooms and a well equipped dining kitchen.

To the first floor there are four double bedrooms, two with en-suite and a house bathroom.

Built by well renowned local builder Randall Orchard, East Courtyard offers characterful features throughout including; oak latch doors, window seats and oak sills, exposed beams, traditional spindle staircase and sash windows.

There is ample private parking, a garage and a private and substantial walled garden to the rear with patio seating areas.



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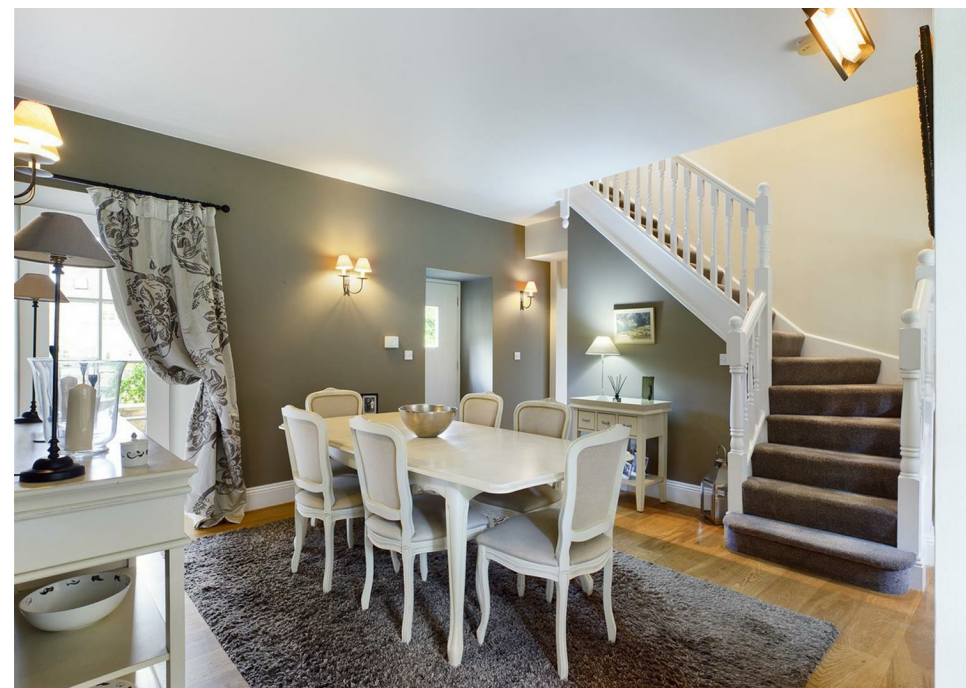
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## Situation and Amenities

Hornby is a small hamlet set in attractive open rural countryside in North Yorkshire, close to the popular market town of Bedale, which offers a range of independent retailers, restaurants, and public houses.

Educational opportunities both primary and secondary are available at nearby Hackforth, Bedale and Richmond. Hornby is conveniently placed to access the A1(M) approx 6 miles and main line train services can be found at Northallerton (12 miles approx) and Darlington (18 miles approx).







### Accommodation

The front door leads into a generous dining hall, with a traditional spindle staircase leading to the first floor, oak doors leading to the reception rooms, dining kitchen and ground floor WC.

The kitchen has range of solid wood, wall and base units with an off-white frontage and granite work surfaces, as well as integrated appliances include a Rangemaster cooker, dishwasher, Neff microwave, extractor hood and double Belfast sink. There is also an oak fitted unit with pantry cupboards which houses the integrated fridge freezer.

There are two further reception rooms including a formal sitting room with multi-fuel stove and a snug housing a feature fire. There are also useful areas including a utility and ground floor WC.

The first floor landing leads to four good size bedrooms including the principal bedroom with a vaulted ceiling exposing superb, original beams a walk-in dressing room an en-suite bathroom and a mezzanine level.

There are three further double bedrooms, one benefitting from an en-suite shower room. The house bathroom has a white Heritage suite with panelled bath and shower above, pedestal wash hand basin and low level WC.





### Gardens and Grounds

The property is approached through a shared gravelled access into East Courtyard. The gravel drive leads to the entrance of the property, with stone walled boundaries and a substantial gravelled private parking area for several vehicles.

A stone paved pathway leads up to the front door and there is also access to the attached garage, a lawned garden to the front and a discreetly lowered oil tank.

To the rear of the property there is a substantial, lawned garden with original stone walled boundaries. There are two stone paved seating areas, with a gravelled pathway connecting the two. There are also flower beds and borders with the opportunity to extend and create more formal gardens if desired. Stone paved steps lead down to a pedestrian door leading into the attached garage.

### Garage

With double timber doors, light and power connected.

### Tenure

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

### Local Authority and Council Tax Band

Richmondshire. Tel 01748 829100.

The property is banded F

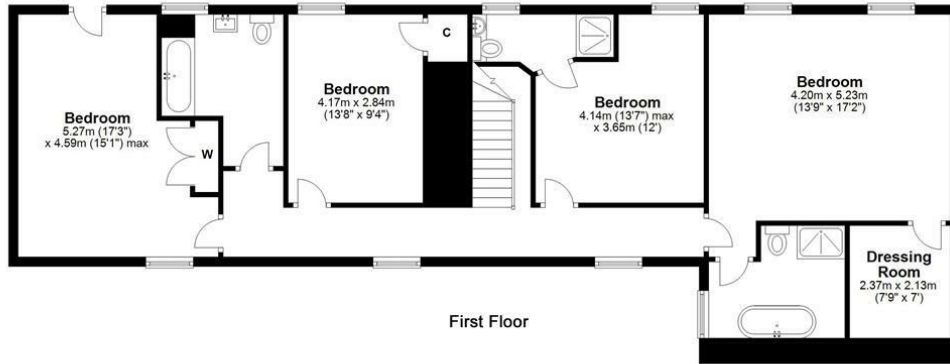
### Services and Other Information

The property is served by oil fired central heating, mains electric, water and drainage connected. There is underfloor heating to the ground floor.

### Particulars & Photographs

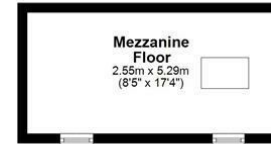
The particulars were updated in July 2024 and the photographs taken in July 2022.



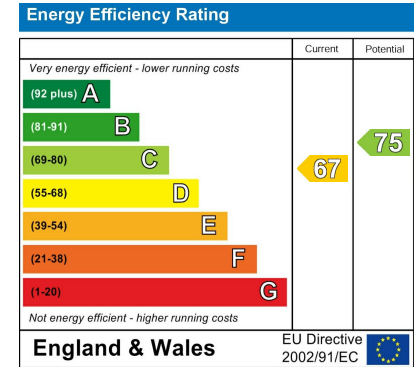
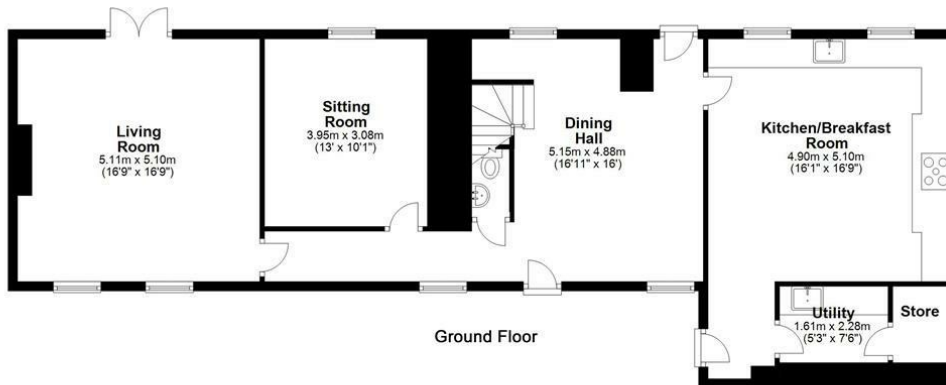


## 2 East Courtyard Hornby

Total area: approx. 230.5 sq. metres (2481.4 sq. feet)



Mezzanine Floor above En-suite  
and Dressing Room



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd

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