



## CHAPEL HOUSE LANGTHORNE

BEDALE, DL8 1PQ

£360,000  
FREEHOLD

An excellent opportunity to purchase this quirky and characterful converted chapel in the village of Langthorpe close to Bedale, Richmond and Leyburn. The property is full of characterful features and has an upside down layout with the open plan living to the first floor and the bedrooms to the ground floor. Other benefits include off street parking, a garden and an oil fired heating system.

**NORMAN F. BROWN**

Est. 1967

# CHAPEL HOUSE LANGTHORNE

• Detached Converted Chapel • Three Bedrooms • Quiry and Characterful Accommodation • Rear Garden & Off street parking • Open Plan Living Space • Oil Fired Heating • Close to Bedale, Richmond and Junction 51 of the A1(M) • Attractive Village Location • Call 01677 422282 For Your Personal Viewing • Video Viewing Tour Available



## DESCRIPTION

This spacious home is full of characterful features including exposed beams, stained glass and mullion windows and with a quirky upside down layout is very different from most properties on the market.

The property opens off the street into a bright hallway via double doors and leads to the three bedrooms and the bathroom. The hallway itself also has a switch back staircase to the first floor with an understairs cupboard for storage and has wood cladding from the original chapel plus a further door to the side out to the garden and driveway.

The main bedroom is an excellent double with a stained glass window to the side and mullion windows to the rear and has exposed wood beams. The main bedroom has an ensuite which comprises of a shower enclosure with double sliding screen doors, a corner pedestal mounted washbasin and a low level WC.

Bedroom two also has a stain glass window to the side plus a built in cupboard and is another double bedroom. Bedroom three is a smaller double currently used as a dressing room with a raised mullion windows to the front.

The main bathroom has a contemporary styled bathroom with a panelled bath having a shower over

and shower screen, a pedestal mounted washbasin, low level WC and a heated towel rail.

The first floor reveals a stunning open plan living area with exposed beams, wood flooring plus stain glass, more mullion windows and sky lights create an excellent bright living area. The kitchen is nestled in the corner and comprises of a range of wall and base units with a work surface over having a tiled splashback plus a one and a half bowl sink. There are integrated appliances including a washing machine, dishwasher, fridge and freezer plus a four ring induction hob with an electric oven under and an extractor hood over.

The sitting area has plenty of space for sofas and chairs and is a great space for relaxing or entertaining and there is a spiral staircase up to a mezzanine level overlooking the living area with a picture window with views over open fields to the rear.

Outside double timber gates open to a gravelled driveway providing off street parking but with unrestricted on street parking it could be used as extra garden space or a seating area. a shrubbery screens a lawned garden beyond the parking area which has fenced boundaries, flower and shrub borders, a garden shed and a screen for the oil tank.

Agent Notes:

1. The property has a septic tank.
2. Oil fired boiler is external and is located by the side door on the driveway.
3. Most of the windows are single glazed.

#### LOCATION

Langthorne is a village and civil parish in Hambleton district of North Yorkshire, the name of the village means Tall Thorn-Bush (or tree) and derives from the Old English Lang and þorn. It is situated near Hackforth, and approximately 4 miles north of Bedale, which is a market town. Listed in the Domesday Book as part of Catterick wapentake, markets have been held in the town since 1251 and the regular Tuesday market still takes place today. The town has a range of schooling opportunities for children up to the age of 16 years and also boasts a leisure centre with a swimming pool and gym, a football club, golf club and being the gateway to the Yorkshire Dales, there are plenty of scenic walks and country pursuits close by too. Bedale has excellent road links including the new bypass, and Junction 51 of the A1M providing easy access to the national motorway network. Other transport links close by are the main line railway station in Northallerton, Durham Tees Valley and Leeds Bradford airports are both within an hour's drive away.

#### General Information

Viewing - by appointment with Norman F. Brown.

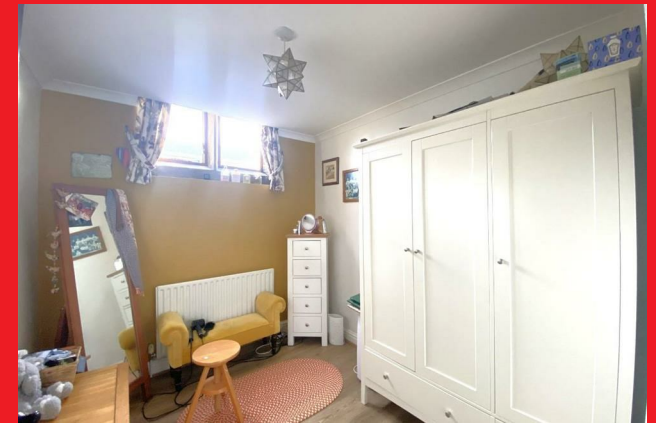
Tenure - We understand that the property is Freehold, although we have not verified this by sight of the Title Deeds.

Local Authority – Hambleton District Council

Tel: (01609) 779977

Council Tax Band – D

## CHAPEL HOUSE LANGTHORNE



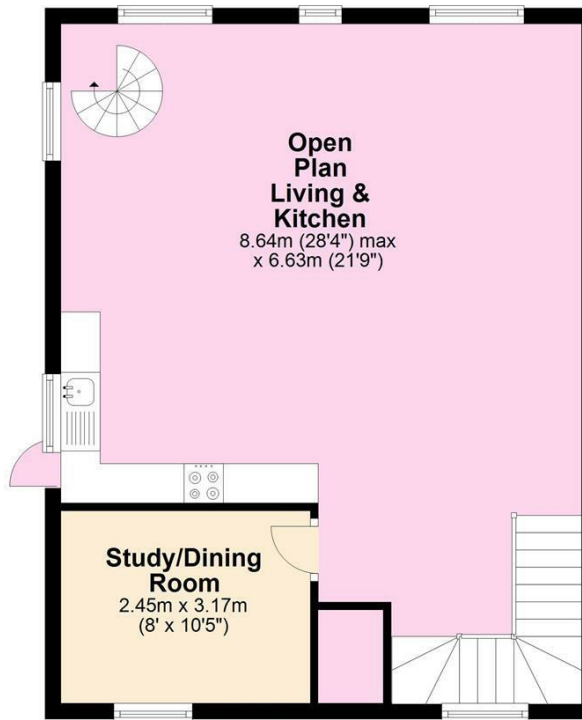
### Ground Floor

Approx. 57.0 sq. metres (613.9 sq. feet)



### First Floor

Approx. 57.2 sq. metres (616.1 sq. feet)



Total area: approx. 114.3 sq. metres (1230.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Bedale Office Sales  
6 Bridge Street  
Bedale  
North Yorkshire  
DL8 2AD

01677 422282  
bedale@normanfbrown.co.uk  
www.normanfbrown.co.uk

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