



**STONECROFT, STATION ROAD,  
NEWTON LE WILLOWS, BEDALE, DL8 1TB**

**£350,000  
FREEHOLD**

A well presented three bedroom detached bungalow located in a popular village and ideally positioned for Bedale, Richmond and Leyburn plus Junction 51 of the A1(M). The property has an excellent layout with attractive views over fields and is perfect for modern lifestyles with the benefit of an LPG fired heating system, private rear garden, workshop and off street parking.

**NORMAN F. BROWN**

Est. 1967



## STONECROFT, STATION ROAD,

• Three Double Bedrooms • Detached Bungalow • Lovely Private Garden • Workshop & Off Street Parking • LPG Fired Heating & Double Glazing • Great Layout • Idyllic Village Location • Ideal for Bedale, Richmond & Leyburn Town Centres • Close To Junction 51 of the A1(M) • Video Tour Available



### DESCRIPTION

This excellent detached bungalow has a great layout and lovely position within this conveniently situated village.

The property opens into a hallway leading to the sitting room and dining kitchen. The sitting room is an excellent cosy and bright space with an inset gas fire having a stone surround and hearth, there is a double glazed window to the side and sliding patio doors to the front with views of open fields over the garden.

The dining kitchen is a great space for entertaining or for families to be together and with tri fold doors out to the private rear garden and double glazed windows to the front the room is well lit with natural light. The dining area has space for a dining table and chairs and a sofa by the tri fold doors and a door leads into the inner hallway. The kitchen itself has a range of wall and base units with a work surface over having a tiled splash back and a ceramic sink with drainer.

There is a four ring electric hob with an electric oven and grill under and an extractor hood over and there is space for an American style fridge freezer.

A door leads through to the utility room which has a further range of wall and base units with a work top over and a round sink and there is space for a washing machine and a tall fridge freezer. The utility room also has a loft hatch with drop down ladder to the mainly boarded loft. A door from the utility then

opens into Bedroom two which is an excellent double with views of open fields to the front and could also be used as a dining room or study.

An inner hallway off the sitting room and dining area leads to the other two bedrooms and the shower room. Bedroom one is an excellent double with two sets of fitted wardrobes and bedroom three is a smaller double and both have double glazed windows to the side. The shower room has a contemporary style with a walk-in shower having glazed screens and a sliding door with handheld and fixed shower heads and there is also a push flush WC and a pedestal mounted washbasin.

Outside the block paved driveway to the front provides off street parking accessed via black wrought iron gates and is bordered by an attractive mature garden with a range of shrubs and flowers with a lawn screening the buried LPG tank. A paved path leads down the side to the private rear garden which has a raised lawn and gravelled seating area with mature planted borders having a range of flowers shrubs and trees with a bird bath style water feature centrally positioned. Nestled in the corner of the garden is a stone built workshop with a window to the front and a personal door and has light and power points and is great for storage.

Agent Notes

LPG central heating with a combi boiler in the utility room.

#### LOCATION

Newton-le-Willows is a village and civil parish in the Richmondshire district of North Yorkshire, England, 3 miles (4.8km) west of Bedale. Historically, it is part of the North Riding of Yorkshire and the Wapentake of Hang East. Newton-le-Willows used to have a railway station on the Wensleydale Railway. The station opened with the Bedale to Leyburn extension of the line in 1856. In 1877 the station was renamed as Jervaulx to avoid confusion with the other Newton-le-Willows railway station near to St Helens. The stations on the line were all closed in 1954, but the one at Jervaulx was used beyond the closure date to transport pupils to and from Aysgarth School on excursions. Whilst the Wensleydale Railway has reopened as a Heritage railway, the station has remained closed. Aysgarth School is a boarding Preparatory school located 0.5 miles (0.8 km) to the south-west of the village. It was founded in 1877 and was originally based near Aysgarth but moved to its current site in 1890.

#### GENERAL NOTES

Viewing - by appointment with Norman F. Brown.

Local Authority – North Yorkshire Council

Tel: (01609) 779977

Council Tax Band – D

Tenure – We are advised by the vendor that the property is Freehold

## STONECROFT, STATION ROAD,



**Ground Floor**

Approx. 101.4 sq. metres (1091.4 sq. feet)



Total area: approx. 101.4 sq. metres (1091.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>41</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

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