



3 EAST COURTYARD, HORNBY BEDALE, DL8 1BF

£350,000
FREEHOLD

An attractive stone built cottage located in an idyllic courtyard development in the Hamlet of Hornby close to Bedale, Richmond and Junction 51 of the A1(M). The property is a former farm building of Hornby Castle and is full of characterful features including exposed beams, sash style double glazing with shutters plus a lovely private walled garden to the rear. Other benefits include off street parking a garage and stylish accommodation with a great layout.

NORMAN F. BROWN

Est. 1967

3 EAST COURTYARD, HORNBY

- Character In A Rural Setting • Part Of A Courtyard Development In A Stunning Setting • Great Layout Including 3 Bedrooms • Lovely Private Walled Garden • Off Street Parking & Garage • Sash Style Double Glazing & Oil Fired Heating • Close to Bedale, Richmond & Junction 51 Of The A1(M) • Idyllic Approach Through The Hornby Deer Park • Enquire Today For Your Personal Viewing • Video Tour Available



Description

Converted from a former farm building of Hornby Castle, this stone built cottage forms part of an exclusive development with characterful touches including exposed wood beams and double glazed sash style windows all with shutters. An idyllic approach from the turning off North Road leads to the development through the Hornby Castle Deer Park. The rural setting provides a quiet environment with the towns of Bedale, Richmond and Catterick Garrison within easy reach and the nearby village of Hackforth has the Greyhound inn public house.

The property itself opens into a central hall with the dining kitchen to the left and the sitting room to the right. The dining kitchen is a great space for entertaining with space for a central dining table and chairs and a door opening out into the private walled garden to the rear. The kitchen itself has attractive stone tile flooring and a range of matching wall and base units with a wooden worktop over, tiled splashbacks and a Belfast style sink with drainer. There are integral appliances including a dishwasher, microwave and fridge freezer with space for an electric range style cooker with an extractor hood over. The kitchen also has 'the most useful cupboard in the world' tucked under the stairs perfect for storage and has plumbing for the washing machine and has been shelved to act as a pantry too.

The sitting room is a spacious and bright, yet cosy, room with a multi fuel burning stove set into an inglenook style fireplace with a stone hearth, wood effect Karndean flooring and sash style windows to the front and back.

To the first floor, the landing leads to all 3 bedrooms and the house bathroom. Bedroom one is an excellent double room to the front with a useful built in wardrobe over the stairs and Bedroom two, also to the front is another great double. Bedroom three is a single bedroom but would make a lovely study too with a view of the garden to the rear. The house bathroom has underfloor heating and comprises of a panelled bath with a fixed shower head over and screen plus a push flush W.C and a pedestal mounted wash basin.

Outside to the front, an attractive communal courtyard garden with mature shrubs and trees has slate border edging and paved paths leading to each property. Number 3 has an attractive stone walled boundary with paved path and mature shrubbery. To the rear, a terraced low maintenance garden has been cleverly designed to provide a private sanctuary with seating areas, planted shrubberies and two ornamental ponds with the a suntrap garden at the top, perfect for entertaining or for relaxing. The gardens also have a useful shed and garden tap.

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The property has an allocated parking space in front of the garage which is in a separate block with steps up to the communal courtyard garden to the front. The garage has double timber doors, lighting and power points and is great for extra storage or for parking a car. There are also communal visitor spaces for guests

Location

Hornby is a small hamlet set around Hornby Castle with a lovely approach through the Hornby Deer Park and in attractive open rural countryside in close to the market town of Bedale, which offers a range of shops, restaurants, cafe's and public houses. The towns of Catterick Garrison and Richmond are also nearby and there are excellent schooling opportunities for both primary and secondary available close by. Hornby is also conveniently placed to access the A1(M) with junction 51 only 6 miles (approx) with main line train services in Northallerton just 12 miles (approx) away and Darlington 18 miles (approx).

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.

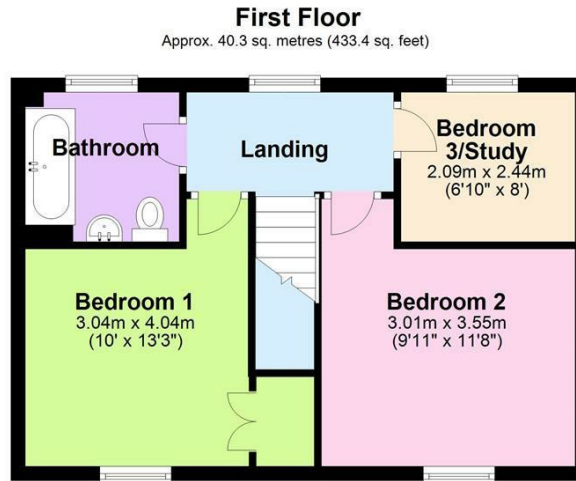
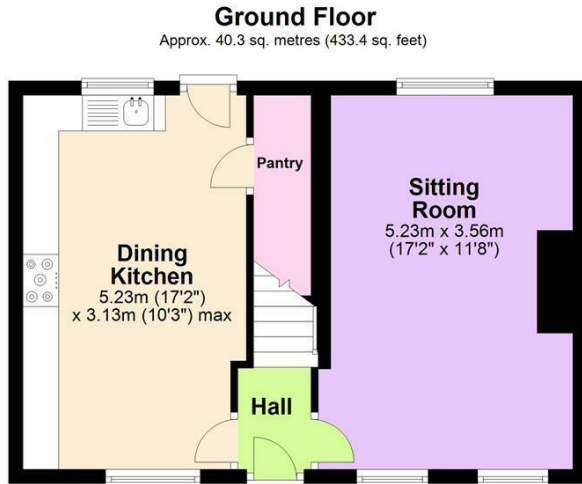
A management company (Potts Gray) is in place for the communal areas of the development and is responsible for the shared Septic Tank. The cost for 2023 was approx £900.

Oil Fired Central Heating.

Communal bin store is by the garages.

There is one allocated parking space in front of the garage plus communal visitor parking spaces and a communal store.





Total area: approx. 80.5 sq. metres (866.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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