

**ASHWOOD HOUSE, 23 ROMAN ROAD, LEEMING
NORTHALLERTON, DL7 9SB**

**£375,000
FREEHOLD**

A superb opportunity to purchase a spacious home full of character, located in the village of Leeming set within a 1.2 acre plot, ideal for a smallholding. The property has an excellent layout to suit a variety of lifestyles and the land comes with stables and storage sheds plus off street parking and a mains gas fired heating system.

NORMAN F. BROWN

Est. 1967

ASHWOOD HOUSE, 23 ROMAN

- Four Bedrooms • Mid Terraced Character Home • Gardens & Land ideal For a Smallholding • Great Layout • 1.2 Acre Plot • Close To Bedale, Northallerton & Junction 51 of the A1(M) • Gas Fired Heating & Double Glazing • Off Street Parking • Call Now To Arrange Your Personal Viewing • Video Tour Available



DESCRIPTION

Set well back from Roman Road, this attractive mid terrace home offers spacious accommodation, character and is a great opportunity to purchase a property as a smallholding set in approximately 1.2 acres of land.

The property opens into an entrance porch with space to hang coats or store shoes and then in turn opens into a spacious central hallway which has a large store cupboard and a study area.

The kitchen has space for a dining table and chairs and comprises of a range of wall and base units with a work top over having tiled splashbacks. There is an electric range style cooker with a 4 ring gas hob set into an old fireplace and there is a space for a dishwasher. A single sink with drainer looks out over the gardens to the rear and a door leads through to a utility room. The utility room has a further range of wall and base units with spaces for a washing machine and an American style fridge freezer plus another single sink. There are also useful uPVC double doors at the front and back for access from the back garden to the front.

The dining room is an excellent space for entertaining with space for a large dining table and chairs and is set to the front of the house with attractive views over the lawned gardens.

To the rear is the sitting room, another spacious room with a log burning stove set into an inglenook style fireplace with a stone hearth and brick surround and windows looking out toward the garden and land beyond.

Also to the ground floor a rear hall has a door out to the rear garden and there is a downstairs WC.

To the first floor are the four bedrooms and the house bathroom.

The main bedroom is to the rear and is an excellent double bedroom with built in wardrobes and an ensuite shower room. The shower room comprises of a shower enclosure with a sliding screen door, a washbasin and push flush WC set into a vanity unit and a heated towel rail.

Bedrooms two and three are both excellent doubles to the front of the house and bedroom four is an excellent single all with attractive views over the front gardens.

The large house bathroom comprises of a roll top bath with a handheld shower over, a shower enclosure with hinged screen door and a wash basin plus a separate WC off the landing.

Outside

ASHWOOD HOUSE, 23 ROMAN

To the front is a long gravelled driveway with a turning area providing off street parking for multiple vehicles. There is also an attractive lawned garden with an ornamental pond and hedged boundaries with mature planted shrubs,

To the rear is an attractive private garden with a hard standing seating area, perfect for entertaining looking out over a lawned garden with mature planted shrubbery borders and there are two useful garden sheds for storage and a greenhouse. A trellis fence with a pergola archway then leads through to a second garden area, again mainly lawned and with another paved entertaining area, there are shrub borders, a range of fruit trees and a raised bed for growing vegetables.

Another fenced boundary with a gate opens into a small field with a stable block (having water, lighting and power) and a chicken house plus a dilapidated barn building to be taken down or refurbished.

Another gate leads through to a second small field with a well established veg patch with a garden shed for storage and then a further gate opens into a larger grass paddock.

Agent Note.

1. At the very end of the land, the boundary is with RAF Leeming.

2. The land has a small dilapidated barn in need of repair or to be taken down.

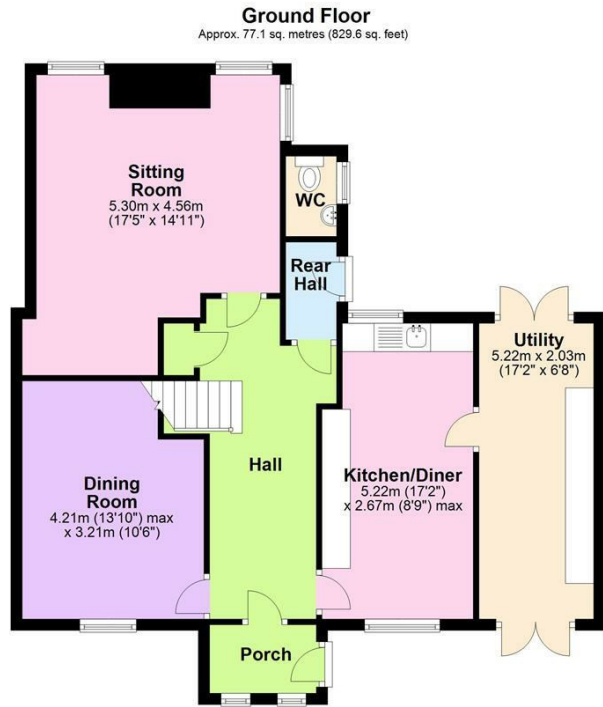
3. There is planning permission for a garage to be built by a neighbouring property near the boundary opposite the stable and chicken house.

LOCATION

Location

Leeming lies a mile east of the current A1M road, south of the larger village of Leeming Bar and north of the small hamlet of Londonderry, also nearby is the RAF base of RAF Leeming. Leeming is also situated approximately 3 miles east from Bedale, which is a market town and civil parish in the district of Hambleton, North Yorkshire. 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 provides access to the national motorway network. Other transport links close by are the main line railway station in Northallerton, Teesside International Airport and Leeds Bradford airport are both within an hour's drive away.





Total area: approx. 149.4 sq. metres (1608.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		65	
(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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