



## FORTMAYNE STABLES, NEWTON LE WILLOWS BEDALE, DL8 1SL

**£425,000**  
**FREEHOLD**

A rare opportunity to purchase a character barn conversion located in a secluded and semi rural position on the fringes of a popular village close to Bedale, Richmond, Leyburn & junction 51 of the A1(M). The property benefits from spacious and stylish accommodation with a great layout, lovely garden and off road parking plus an eco friendly air source heat pump.

**NORMAN F. BROWN**

Est. 1967

## FORTMAYNE STABLES, NEWTON LE WILLOWS

• Three Double Bedrooms • Secluded

Position • Lovely garden • Rural Setting • Convenient

Village Location • Close To Bedale, Leyburn, Richmond

& Junction 51 Of The A1(M) • Air Source heat

Pump • Character, Detached Bungalow • Video Tour

Available • Enquire Today For Your Personal Viewing



### Description

This superb link detached barn conversion offers characterful accommodation with features including a stone exterior, exposed beams and an idyllic setting combined with modern touches, such as open plan living, underfloor heating with individual room thermostats powered by an air source heat pump. The property is currently used as a holiday let, but would make a wonderful home for those wanting to be in a village with a rural feel but close to amenities in nearby Bedale, Richmond and Leyburn.

The property opens into the spacious and bright open plan living space with exposed trusses and beams and the barn style floor to ceiling windows looking out to the garden and is an ideal setting for entertaining or for family time. There are clever storage solutions for hanging coats and storing shoes by the door and whilst it is open plan, there are three distinct areas within the space including a living area, dining area and kitchen. The living area has a log burning stove providing cosiness with plenty of space for sofas and side tables. The dining area is central to the room with space for a large dining table and chairs with an attractive outlook of the garden and door linking to the paved patio area. Off the dining area is the kitchen which has a range of shaker style wall and base units, work surface, matching upstand and a one and a half bowl sink with drainer. A peninsula gives a sense of separation from the dining area and there

are appliances including a free standing electric cooker with an extractor hood over plus spaces for a dishwasher and a tall fridge freezer.

The kitchen leads through to an inner hallway which opens to the three bedrooms, the bathroom and the utility room. All of the bedrooms are situated at the front of the property and have attractive features including exposed beams and double glazed windows set into the thick walls. Bedroom one is an excellent double with a feature of a roll top bath and an ensuite W.C including a toilet and washbasin. Bedrooms two and three are both good doubles too, with bedroom three also suitable for use as a study or hobby room. The main bathroom is spacious and includes a walk in shower with a sliding screen door, a panelled bath, pedestal mounted washbasin, low level W.C and an electric heated towel rail. The utility room provides excellent storage and also houses the immersion heater along with a range of base units, work surface and space for a washing machine.

Outside the property has an attractive gravelled frontage with laurel hedging and the substantial driveway to the side provides off street parking and also has gated access to the rear garden. The rear garden has a paved seating area ideal for entertaining or enjoying the South facing aspect overlooking the lawn and all enclosed by fenced boundaries.

## 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. 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. Shops for every day needs can be found in Bedale, as well as a range of facilities including a Golf Club, Leisure Centre with swimming pool and schooling for both Primary and Secondary ages.

## General Notes

Viewing - by appointment with Norman F. Brown. Please note this property is currently used as a holiday let and as such we may be restricted on viewing times.

Local Authority – North Yorkshire Council  
Tel: (01609) 779977

Council Tax Band – The property does not have a council band rate at present as the property is currently used as a holiday let and therefore business rates apply.

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

Construction: Standard

Conservation Area - No

Listed Building: No

## Utilities

Water – Mains (Yorkshire Water)

Heating: Air Source Heat Pump

Water – Immersion Heater

Drainage: Mains

Broadband:

Current Provider: BT

Checker: [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

Mobile:

Current Provider(s): None

Signal Checker visit [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

Flood Risk: Very Low

Has the property ever suffered a flood in the last 5 years – No

Restrictive Covenants: Not Known

## FORTMAYNE STABLES, NEWTON LE WILLOWS





Total area: approx. 104.2 sq. metres (1121.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>98</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</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

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