



**LITTLE HOLTBY, LEEMING BAR,
NORTHALLERTON, DL7 9LH**

**£825,000
FREEHOLD**

Set in approximately 1.38 acres, Little Holtby is nestled away in a secluded position with superb views across open countryside towards Penhill. The property is mentioned in the Domesday book and offers buyers the opportunity to make their mark on what is a superb home with character features, attractive gardens and land plus a two bedroom annexe.

NORMAN F. BROWN

Est. 1967

LITTLE HOLTBY, LEEMING BAR,

- Spacious Detached Character Home • 6 or 7 Bedrooms • Approx 1.38 Acres • Double Garage/Workshop & Off Street Parking • Stunning Views Over Open Fields Towards Penhill • Close To Bedale, Northallerton & Junction 51 A1(M) • Two Bedroom Annex • Georgian Style • Paddock, Orchard, Formal Gardens & Vegetable Garden • Enquire Today For Your Personal Viewing



Description

Little Holtby is a spacious home full of character and opportunity. Formerly used as a Bed & Breakfast, this home has been well cared for by the current owner but is now ready for a new owner to make it their home. Nestled away in idyllic surroundings, the property sits within 1.38 acres with lovely far reaching views over open countryside towards Penhill in the distance.

The main house has an excellent layout with a large farmhouse style dining kitchen with a formal dining room to the front with Georgian style double glazed sash windows offering views of the garden and the fields beyond. A hallway off the dining room then leads through to a spacious split level sitting room with log burning stove providing cosiness and multiple Georgian style double glazed windows with the attractive views to the front. Another rear hall leads down to the back of the annex where there is a utility room, giving access into the annex plus a downstairs W.C and a multi purpose room that has been used as a study or an extra bedroom.

To the first floor of the main house are four excellent double bedrooms two with en suites and the main family bathroom. The impressive main bedroom has an ornamental fireplace and an en suite W.C and along with bedrooms three and four, has superb elevated views to the front over the open fields, a joy to wake up to. Bedroom two is a stunning bedroom to the rear with dual aspect windows providing a bright room with a further en suite bathroom. Bedroom three also has an en suite shower room with bedroom four served by the family bathroom which has a shower enclosure and a separate bath under a window with the attractive views to the front, providing a lovely setting for a soak.

The annex is an excellent addition and could be used for

multiple purposes including air bnb, as additional accommodation for a family member or for guests. It would also make an excellent office for those wanting their business close to home. The annex opens via French doors into a sun room which is used as dining room and looks out over the gardens and open fields and also has a feature well (covered over). The dining area is open to the sitting room which is a pleasant bright space for relaxing and has a fully equipped kitchen off it with integrated appliances. To the first floor are two double bedrooms and a bathroom including a roll top bath and shower enclosure.

Outside

Little Holtby is set within 1.38 acres of land including an attractive formal garden to the front and side with a garden room overlooking an ornamental pond, a perfect spot for entertaining. The land includes a vegetable garden with raised beds, a poly tunnel and greenhouse plus a grass paddock and an orchard set across the driveway with a range of fruit trees. The property also has an excellent parking area for multiple cars and a double garage providing storage or secure parking with two electric roller doors and a mezzanine level for extra storage.

Location

Little Holtby is located just off the A6055 close to Leeming Bar. Leeming Bar is well served with local amenities including C of E Primary School, two parks, a CO-OP store, small hotel and pub, it is also home to the main depot of the Wensleydale Railway. The bus routes provide easy access to the market towns of Bedale and Northallerton, 2 and 7 miles respectively.

Bedale itself 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 with private schooling opportunities also close by for all ages. The town 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, Durham Tees Valley and Leeds Bradford airports are both within an hour's drive away.

General Notes

Viewing - by appointment with Norman F. Brown. Please allow a good hour for appointments.

Local Authority – North Yorkshire Council

Tel: (01609) 779977

Council Tax Band – G

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

Construction: Standard

Conservation Area - No

Listed Building: No

The Driveway from the main road is owned by the next door farm and leads to a barn beyond the boundary of the property to the South. The farm also has a right of way down the side of the annexe to the field on the Western boundary. Little Holtby has a right of way to the property over the driveway.

Utilities

Water – Mains (Yorkshire Water)

Heating: Oil

Water – Immersion Heater

Drainage: 2 Septic Tanks. One for the house and one for the annexe.

Broadband:

Checker: www.checker.ofcom.org.uk

Mobile:

Signal Checker visit 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

LITTLE HOLTBY, LEEMING BAR,





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ADDITIONAL INFORMATION

Local Authority – North Yorkshire Council

Council Tax – Band G

Viewings – By Appointment Only

Floor Area – 4344.00 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	40	
(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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