



ASHGROVE HOUSE, CARTHORPE, BEDALE, DL8 2LH

£825,000
FREEHOLD

Offered for sale with No onward chain and set in 0.82 acres in the heart of Carthorpe, Ashgrove House is a superb home offering a fantastic layout with bright and spacious rooms and lovely views to the rear over open countryside towards the Hambleton Hills in the distance. The house and gardens combined with a convenient village location provide an attractive combination that will suit a variety of needs and lifestyles.

NORMAN F. BROWN

Est. 1967

ASHGROVE HOUSE, CARTHORPE,

- Spacious Four Bedroom Detached Home • Set in 0.82 Acres With Attractive Far Reaching Views • Great Layout With Contemporary Style • No Onward Chain • Oil Fired Underfloor Heating • Off Street Parking • Convenient Village Location • Fantastic Gardens • Video Tour Available • Enquire Today For Your Personal Viewing



Description

This lovely bright home has a rare mix of contemporary style with a convenient village location, countryside views and excellent gardens and land.

The property opens into a bright central hallway where the sense of space and style is immediately apparent. The sitting room is a spacious room ideal for relaxing with friends and family and with a gas fire providing a cosy feel. The snug is another room to the front with an electric fire and would also make a great play room for those with children. Double doors lead through to a dining room which has space for a large dining table and chairs plus sideboards and has French doors out to the garden patio area, perfect for entertaining. The dining kitchen has space for a dining table and comprises of a range of shaker style wall and base units with a granite work surface over having a matching upstand and tiled splashbacks plus a one and a half bowl ceramic sink. There are built in appliances including an electric hob with an extractor hood over, an electric oven, grill and microwave, plus a fridge freezer and further space for an American style fridge freezer. Off the kitchen is a utility room with further cupboards and spaces for a washing machine and tumble dryer plus a cupboard for the hot water cylinder and a separate downstairs W.C. A passage to the rear leads to the conservatory and has off it a boot room, ideal for coming in from the garden and a store perfect for hanging coats, shoes and wellies. The conservatory itself provides another bright space overlooking open fields to the rear and has French doors to the rear patio, another ideal for space for relaxing or entertaining.

To the first floor landing continues the bright and spacious feel and opens to the four double bedrooms, bathroom and a study. The main bedroom is a lovely bright room to the front with an attractive village scene outlook, fitted wardrobes and

an ensuite that comprises of a step in shower enclosure with fixed and handheld shower heads and a folding screen door plus a pedestal mounted washbasin and a low level W.C. Bedroom two is another bright room to the front and bedrooms three and four both look out over open countryside to the rear towards the Hambleton hills in the distance. The family bathroom has a useful airing cupboard and comprises of a low level W.C, a pedestal mounted washbasin, a roll top bath as well as a shower enclosure with sliding screen doors, and fixed and handheld held shower heads. The study provides a great space for those who work from home, but could also be a fifth single bedroom.

Outside

To the front a hedged boundary provides privacy from the village and a five bar gate opens into a gravelled driveway providing off street parking for multiple cars. Double gates to the side lead through to another parking area, great for those with an extra vehicle or camper van. The paved patio off the dining room and conservatory provides a great afternoon sun trap and looks up the lawned garden. The lawn is also home to a summer house with lighting and power points and a pergola to the side provides another peaceful area for sitting out. The lawn is separated from the land via fence with gated access and has mature hedged boundaries.

The land to the rear has attractive, far reaching views and will suit a variety of purposes and currently has four raised beds for growing fruit and vegetables, a chicken coop plus an open shed for storage. The land is currently home to four sheep and there is a shelter. There is a further storage shed/garage with lighting and power.

Location

Carthorpe is a small village, which has a pub - The Fox and Hounds Inn and a Community Hall and is a civil parish in the Hambleton district and located about 4 miles (6.4 km) south of Bedale, which is a market town and civil parish in the district of Hambleton. 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 providing easy 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.

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

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Oil

Water – Hot Water Cylinder

Drainage: Mains

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

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ADDITIONAL INFORMATION

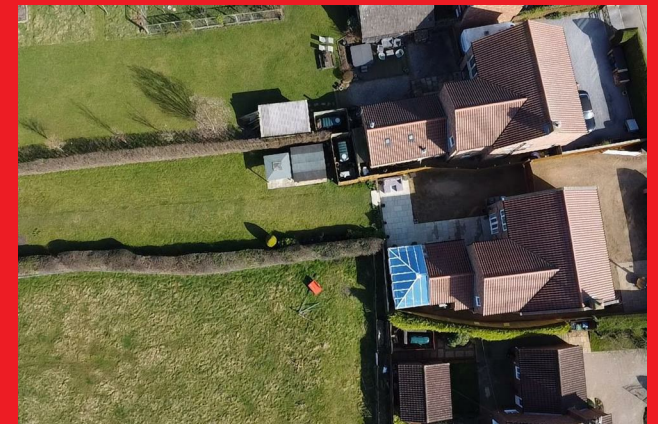
Local Authority – North Yorkshire Council

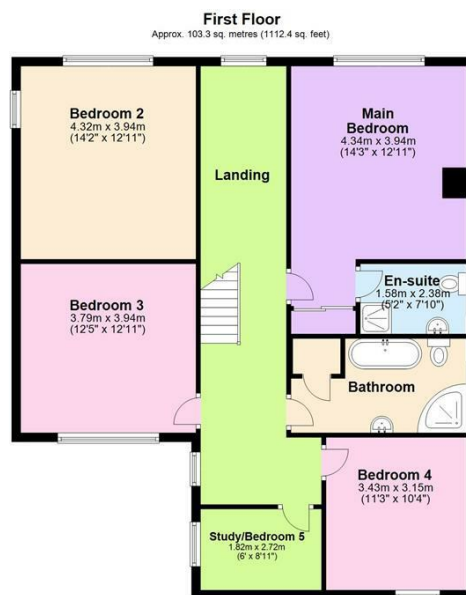
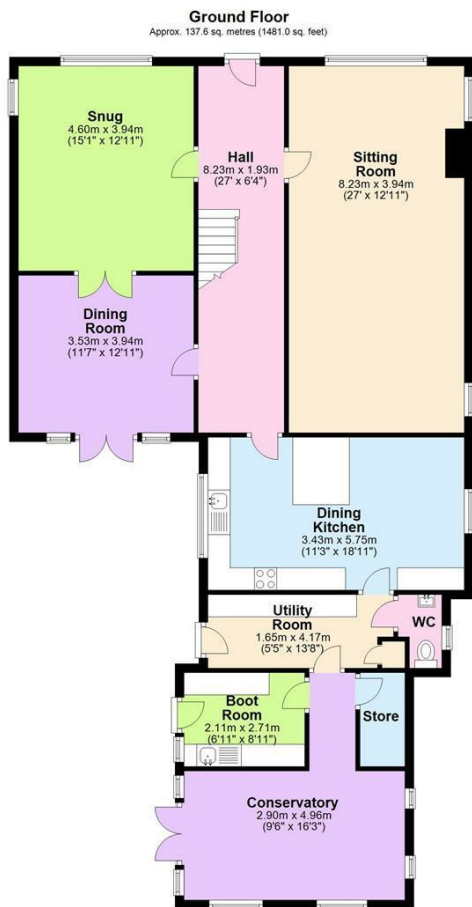
Council Tax – Band G

Viewings – By Appointment Only

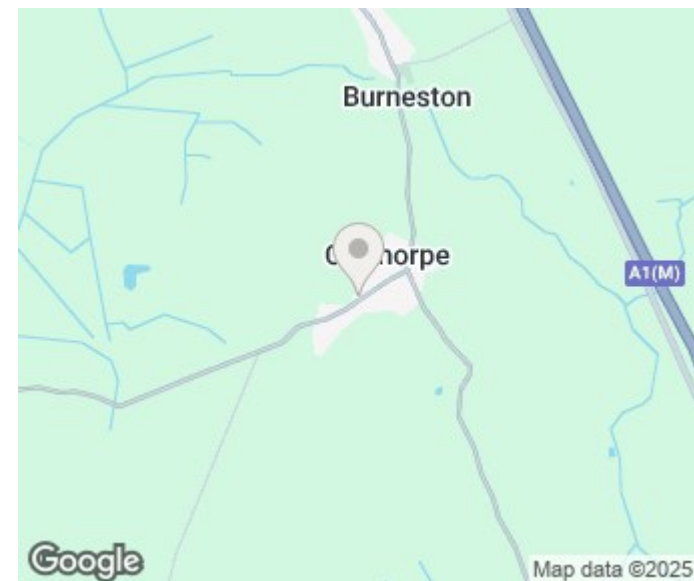
Floor Area – 2593.40 sq ft

Tenure – Freehold





Total area: approx. 240.9 sq. metres (2593.4 sq. feet)



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 85 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | 70 |
| (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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Est. 1967