



Brookside Bedale Road, Hunton, Bedale, DL8 1QE
Offers over £495,000



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A Very Desirable Home of about 188sqm (2,024sqft) & offers IDEAL FAMILY ACCOMMODATION with up to 5 BEDROOMS - 2 with OFFICE etc options. SITTING ROOM with multi-fuel stove, 7.02m (23'0") KITCHEN/DINING ROOM, OFFICE, 9.52m (31'2") GARDEN ROOM, large HALL & WASHROOM/WC. Sizeable GARAGE/WORKSHOP & off-street PARKING, plus large South-West Facing REAR GARDENS.

The village speaks for itself: The Countryman's Inn Community Pub, Primary School & active Village Hall. Hunton is an accessible lower Wensleydale village: The market towns of Richmond & Leyburn are about 6 miles with Bedale under 7 miles. The A1(M) is about 6 miles (Scotch Corner & A66 about 10 miles) & Northallerton is about 14 miles - Mainline to LONDON Kings Cross about 2 hours 20 minutes.

Open HALL 4.69m max (2.81m) x 2.68m (15'4" max (9'2") x 8'9")

Staircase to first floor with auto-lit cupboard under housing Worcester oil boiler. Window to front & open to:

VESTIBULE

WASHROOM/WC

Contoured washbasin, WC & Travertine tiling. Window to front.

SITTING ROOM 4.94m x 4.42m (16'2" x 14'6")

A deep room with recessed multi-fuel stove & down-lighting. Window & glazed double doors to GARDEN ROOM, door to:

OFFICE 3.02m x 1.88m (9'10" x 6'2")

Worktop, down-lighting & window to front.

KITCHEN/DINING ROOM 7.02m x 6.41m max (23'0" x 21'0" max)

An 'L-shaped' room fitted with an extensive range of under-lit wall & floor units, auto-lit larder & worktops with 'front & rear' inset sinks, double oven/grill & induction hob with extractor over. Island unit & built-in wall units. Windows to front & rear, & door to:

GARDEN ROOM 9.52m x 4.03m max, narrowing to 2.92m (31'2" x 13'2" max, narrowing to 9'6")

A HUGE living & entertaining area with multi-fuel stove, light & power. UPVC double-glazed windows & doors to rear, overlooking the South-West gardens.

FIRST FLOOR LANDING

Window to rear.

Double BEDROOM 1. 4.94m x 3.46m (16'2" x 11'4")

Down-lighting & 2 windows to rear, overlooking the South-West gardens.

EN SUITE 2.80m x 1.74m (9'2" x 5'8")

Shower cubicle, inset washbasin & WC. Down-lighting, tiled walls floor & window to front.

Double BEDROOM 2. 3.82m x 3.51m (12'6" x 11'6")

Window to rear overlooking the South-West gardens.

Double BEDROOM 3. 3.51m x 3.05m (11'6" x 10'0")

Window to rear overlooking the South-West gardens.

BEDROOM 4. 3.07m x (2.83m max) 1.85m (10'0" x (9'3" max) 6'0")

Window to front.

BEDROOM 5. 2.69m x 2.29m (8'9" x 7'6")

Window to front.

'House' BATH/SHOWER ROOM 2.76m x 1.77m (9'0" x 5'9")

Panelled bath with shower over, inset washbasin & WC with built-in cupboards. Full wall mirror & window to front.

OUTSIDE REAR

2-car parking area with gate to the garden & leading to:

GARAGE/WORKSHOP 6.68m max (6.51m) x 4.00m (21'10" max (21'4") x 13'1")

Up & over door, side door & window.

South-West GARDENS

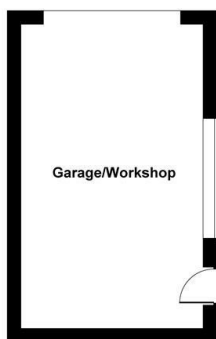
Lawns with established flower/shrub borders & beds, & stone-flagged patio areas - a great place to unwind.

NOTES

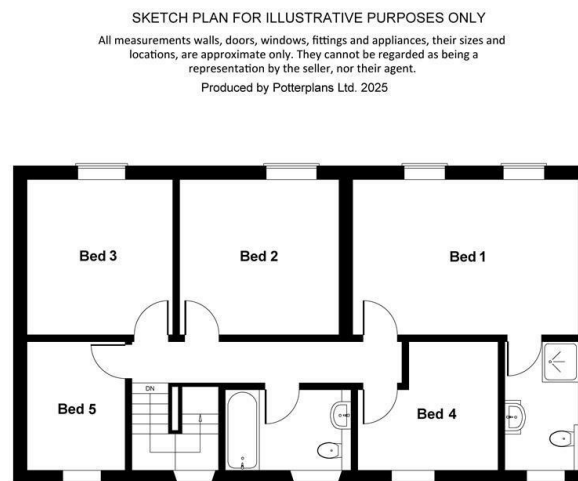
- (1) Freehold
- (2) Council Tax band: E
- (3) EPC: 60-D
- (4) Oil Central Heating & Double-glazing



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GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
Produced by Potterplans Ltd. 2025.

Energy Efficiency Rating

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



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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