

Cherry Tree House Bainbridge, Leyburn, North Yorkshire, DL8 3EN £479,950



7 King Street, Richmond, North Yorkshire, DL10 4HP

Tel: 01748 822711

Email: info@marcusalderson.co.uk Website: www.marcusalderson.co.uk



# Cherry Tree House Bainbridge, Leyburn, North Yorkshire, DL8 3EN

VERY DESIRABLE 3-4 Bedroom Home in a VERY PRETTY VILLAGE: Oodles of character, plus Adjoining GARAGE/WORKSHOP & Screened GARDENS overlooking a 'Lamb Nursery' field & the countryside beyond. SITTING ROOM, DINING ROOM, 6.51m/ 21'4" KITCHEN/BREAKFAST ROOM & SUNROOM; Up to 4 BEDROOMS, En Suite SHOWER ROOM & 'House' BATHROOM. 3-Vehicle PARKING plus GARAGE/WORKSHOP. Lovely WEST FACING COTTAGE GARDEN with OUTBUILDING & Great VIEWS. VERY HIGHLY RECOMMENDED – For Sale with NO ONWARD CHAIN.

Bainbridge is a very pretty, thriving village centred around large village greens - one of the longest established settlements in the Yorkshire Dales. Local facilities include: a Primary/Nursery School, the Rose & Crown inn, a small Village Shop /Post Office, a local Butcher & Metcalfe's Garage. Further afield the market towns of Hawes (About 4 miles), Leyburn (13 miles) & Richmond (20 miles) have a wider selection of facilities.

# DINING ROOM 4.19m x 3.82m max (13'8" x 12'6" max)

Staircase to first floor & built-in store cupboard.

# SITTING ROOM 6.47m x 3.22 min (21'2" x 10'6" min)

Plus 'viewing alcove'. Fireplace with multi-fuel stove, dual aspect windows & opening to:

### NOOK-STUDY AREA 1.53m x 1.28m (5'0" x 4'2")

# KITCHEN/BREAKFAST ROOM 6.51m min x 3.47m (21'4" min x 11'4")

A great beamed 'living room' fitted with a range of Oak wall & floor units including pull-out unit & worktops with 1 & ½ bowl sink. Integrated electric oven & ceramic hob, integrated dishwasher & plumber for washing machine. Grant oil boiler. Window & stable door to front & double doors to:

#### SUNROOM 3.58m into sill x 2.29m (11'8" into sill x 7'6")

Light, power & views over the gardens.

#### **FIRST FLOOR**

Hatch to boarded LOFT with light point. Doorway to:

#### **VEATIBULE**

Window to side & door to:

# 'House' BATHROOM 1.92m x 1.64m (6'3" x 5'4")

Panelled bath, washbasin & WC.

#### BEDROOM 1 (VIEWS) 4.28m x 3.26m (14'0" x 10'8")

Dual aspect with views over the village greens & the hills beyond.

# En Suite SHOWER ROOM 1.67m x 1.61m (5'5" x 5'3")

Shower cubicle, washbasin & WC.

#### BEDROOM 2. 3.26m x 2.95m (10'8" x 9'8")

Plus deep built-in store cupboard with bespoke shelving. Window to front.

# BEDROOM 3. 3.82m x 3.60m (12'6" x 11'9")

Plus built-in cylinder/airing cupboard & wardrobe. Window to front & door to:

### BEDROOM 4 (VIEWS) 3.46m x 2.11m (11'4" x 6'11")

Window to rear with great views over the 'lamb nursery' field & beyond.

# 'House' BATHROOM

(See above)

### OUTSIDE

Boundary stone wall with twin 5-bar gates to a 3-vehicle Parking Area, Bin & Log Stores; stone-walled sitting area, honeysuckle & flower/shrub beds, outside light point, power & cold-water tap.

# Adjoining GARAGE/WORKSHOP 5.70m x (3.36m min) 4.81m max (18'8" x (11'0" min) 15'9" max)

Including a WASHROOM/WC. Light, power & radiator. Double & single doors to front, door & window to rear & Velux window – OPPORTUNITIES!

### **Enclosed COTTAGE GARDEN (WEST)**

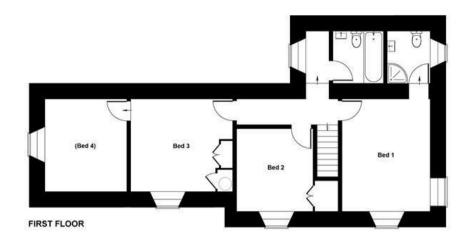
A WEST FACING Garden with lawns, low stone wall-beds & stone-flagged path. Useful OUTBUILDING 3.17m x 2.60m (10'4" x 8'6") with stone-flagged floor. NB: The rear Garden overlooks a 'Lamb Nursery' field & the countryside beyond.

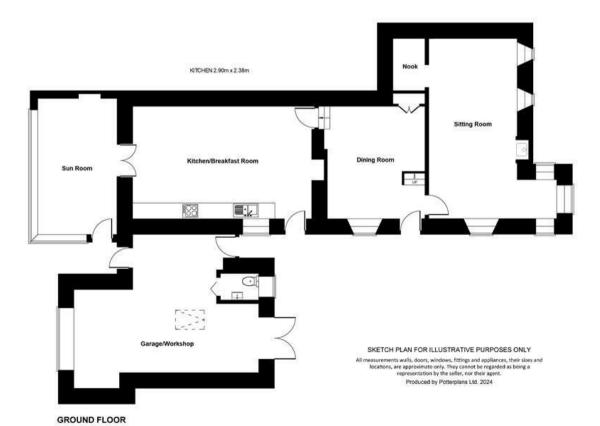
#### **NOTES**

- (1) Freehold
- (2) Council Tax Band: E
- (3) EPC: TBA
- (4) Oil Central Heating & UPVC Double Glazing









**Energy Efficiency Rating** Potential Very energy efficient - lower running costs (92 plus) **A** (81-91) 78 (69-80)(55-68) 50 巨 (39-54) (21-38) G (1-20) Not energy efficient - higher running costs EU Directive 2002/91/EC **England & Wales** Environmental Impact (CO<sub>2</sub>) Rating Potential Very environmentally friendly - lower CO2 emissions (92 plus) 🔼 (81-91) (69-80)D (55-68)E (39-54) F (21-38) (1-20) Not environmentally friendly - higher CO2 emissions EU Directive

2002/91/EC

**England & Wales** 







