

SOUTH VIEW

HUNTON

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Welcome home...

Located in the quiet village of Hunton, this property has been carefully transformed into a practical, comfortable home while retaining its historic character. Over the years, the house has been rebuilt from the ground up, with a new roof, modern insulation throughout, double-glazed windows, and new electric heating. Every detail has been considered, from the damp-proofed stone floors to the fully insulated walls and ceilings, creating a home that's warm, efficient, and ready to move into. Though rural, the property is within a short drive of shops, transport links, and amenities, making it a practical choice for a family, couple, or single person. The village itself boasts a traditional pub, "The Countryman's Inn," which serves as a hub for social gatherings, as well as a community hall that hosts local events and activities. Residents benefit from access to beautiful walking trails, a village green, and nearby primary schools, all while enjoying convenient access to nearby market towns like Bedale and Leyburn.

Arriving home, park yourself opposite the property and head through your front gate. This stone cottage begins with a front garden that guides you to the entrance. Stepping inside, the living room welcomes you as a practical space to unwind and settle in during the evenings. The exposed ceiling beams lend a sense of depth to the room, and the natural light streams through the well-placed windows.

Toward the rear of the home, the kitchen and dining area showcase a beautifully considered design that perfectly complements the cottage's charm. The kitchen features a classic Belfast sink, oven, hob, and extractor, all thoughtfully integrated to maintain the character of the space. Adjacent to the kitchen, the outhouse provides a convenient spot for laundry appliances, helping to keep the main areas clutter-free.







Heading upstairs...

The upstairs of this cottage offers a bright and welcoming space with three well-proportioned bedrooms. Two of these are spacious double rooms that feature characterful vaulted ceilings, adding a sense of openness while retaining a cosy ambiance. Each double room is designed to maximise natural light, with thoughtfully positioned windows that frame picturesque views of the surroundings. The third bedroom is a smaller room, perfect for use as a guest room, study, or nursery. It is compact yet functional, with a warm and inviting feel that mirrors the rest of the cottage.

Additionally, the upstairs features a modern shower room that balances practicality with style. The space is fitted with a sleek corner shower unit beneath a skylight, allowing for natural light to illuminate the room during the day. Complemented by contemporary fixtures and fittings, this shower room is both efficient and aesthetically pleasing, making it a practical addition to the upper floor.



Venture outside...

Now to explore the back garden of this property, a versatile and thoughtfully designed outdoor space, offering various areas to enjoy throughout the year. A generous patio stretches across the rear of the house, providing the perfect setting for outdoor dining or relaxing while soaking up the sunshine. Beyond the patio lies a well-maintained lawn, bordered by fencing and hedges that ensure privacy and create a peaceful atmosphere.

At the rear of the garden, you'll find a garden room, a multifunctional addition that is equipped with electricity. This space is ideal for a variety of uses—whether you need additional storage, a peaceful spot to sit and unwind during the summer months, or even a cosy home office to work from. Its placement ensures it is a quiet retreat away from the main house. Adjacent to the garden room is a tiered stone area, providing additional seating options or space for decorative planters.



Finer Details

Postcode: DL8 1QH

Freehold

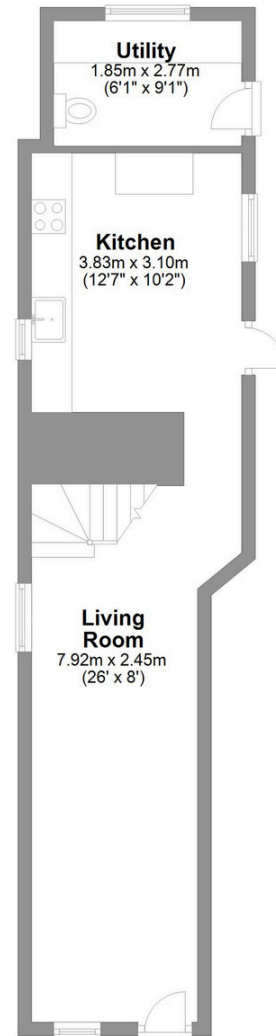
Council Tax Band: C

EPC Rating: E

Electric Heating system

Fully insulated throughout

Completely renovated over the last 6 years (signed off in 2024)



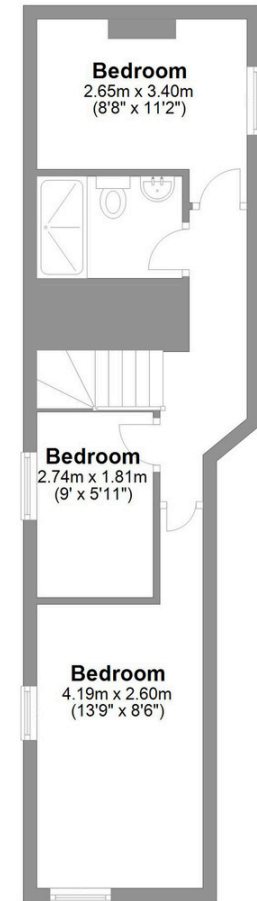
Ground Floor

Approx. 40.8 sq. metres (439.6 sq. feet)



South View Hunton

Total area: approx. 77.9 sq. metres (838.2 sq. feet)



First Floor

Approx. 37.0 sq. metres (398.6 sq. feet)

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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser.

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