

THORNEY MEADOWS

SPENNITHORNE

LOVE PROPERTY.♥

LOVE THE JOURNEY



Arriving home...

Spennithorne, North Yorkshire, is a small village offering a peaceful countryside lifestyle. It has a local pub, a primary school and is just a short distance from Leyburn and Middleham, providing easy access to shops, pubs, and essential services while maintaining a rural feel.

Surrounded by scenic countryside, it's ideal for outdoor activities and a quieter pace of life, with the Yorkshire Dales nearby for further exploration. This wonderful home comes at a 30% discounted price, available to buyers who can demonstrate a financial need for this property and pricing level.

Arriving at your home, you pull onto your private driveway, where there's ample parking space and an EV charging point for convenience. A pathway leads you past the front garden, adding a welcoming touch as you approach your front door. To the side of the house, there's two sheds, providing useful storage, or you could remove them to extend the driveway for additional parking if needed.

Your home, built just 7.7 years ago from Yorkshire stone, has a solid and timeless feel. Stepping inside, you turn right into the living room, where the log-burning stove stands out, practical and inviting. There's space for two settees, and the large front window pulls in natural light, making the room feel open and comfortable.

Through to the kitchen and dining area, the wood shaker-style kitchen is well-planned and functional. There's room for your washing machine and fridge/freezer, along with an integrated oven, hob, and dishwasher to keep everything streamlined. The dining space, just off the kitchen, is a natural spot for meals together, looking out onto the back garden. A former WC has been converted into a pantry, giving you valuable extra storage where you need it most.





Heading upstairs..

Upstairs, three well-sized bedrooms offer flexibility for a growing family, guests, or a home workspace. The two larger doubles easily accommodate a bed, wardrobes, and a vanity or dressing table, with space to move comfortably. The third bedroom, while smaller, is still a practical size ideal as a child's room, home office, or guest space.

The main family bathroom is also on this floor, featuring a bath with an overhead shower, a modern sink, and a toilet. A window brings in natural light, making the space feel bright and airy.



Breath of fresh air...

The north-facing back garden is a peaceful and private space, ideal for relaxation. A patio area provides a spot for outdoor seating or dining, while the lawn offers room to enjoy the fresh air. Overlooking open fields at the rear, the garden feels secluded, with no houses directly behind. A side gate connects to the driveway, making access practical while keeping the garden enclosed and private.

Finer Details:

Postcode: DL8 5RE

Freehold

Council Tax Band: D

EPC Rating: C

Gas central heating (Calor- shared tank with the rest of the estate)

Built: 7.7 yrs ago

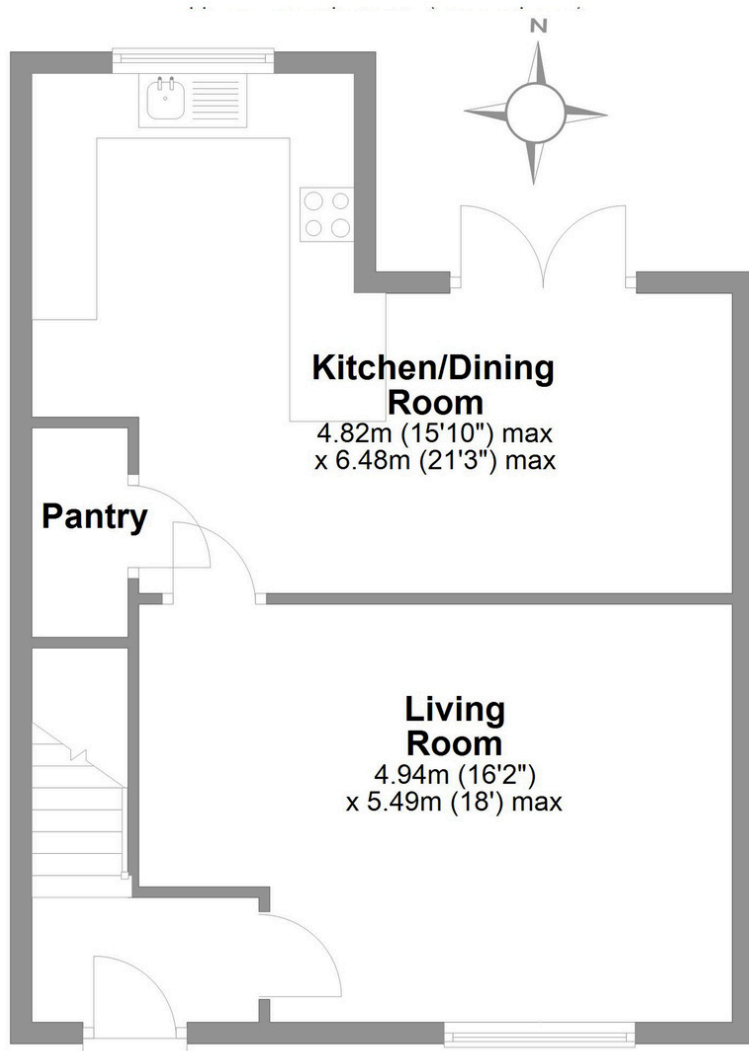
Full ownership at a 30% discounted price, available to buyers who can demonstrate a financial need for this pricing level.

Buyer must not have a property to sell (first time buyer or chain free)

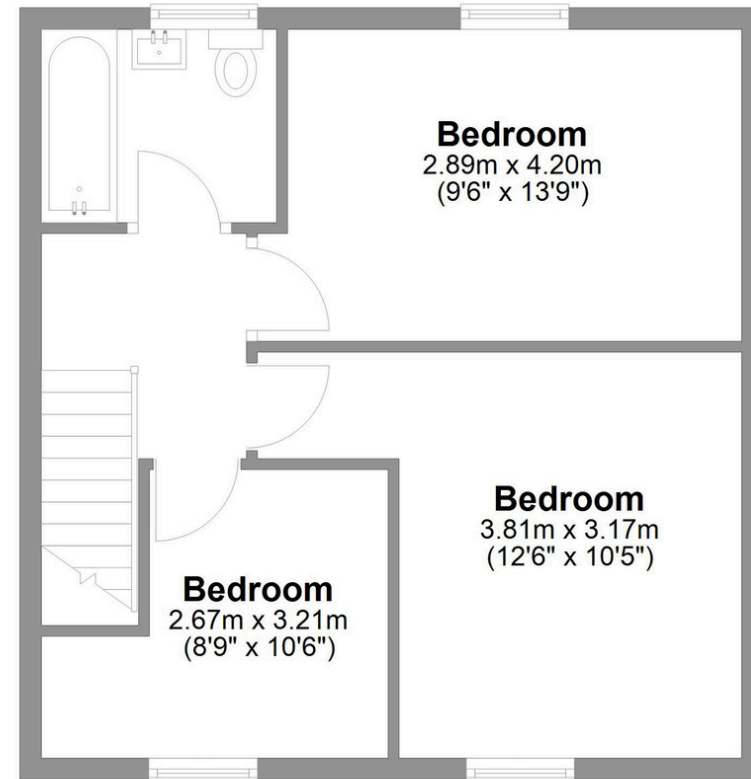


Thorney Meadows Spennithorne

Total area: approx. 99.5 sq. metres (1071.4 sq. feet)



Ground Floor
Approx. 55.8 sq. metres (601.1 sq. feet)



First Floor
Approx. 43.7 sq. metres (470.2 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. Created especially for Love Property by Vue3sixty Ltd