

THE STELLING

LANGTHORNE

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# Langthorne, Bedale

Langthorne is a quiet hamlet just a few minutes outside of Bedale, sitting between open countryside and small village life. For day-to-day needs, the next village along, Crakehall, covers the essentials. There's a Ofsted rated 'Good' primary school, a small shop, a local pub, and a garage. The town of Bedale is only a short drive away for more including shops, cafes, and a wider range of services.

If you like getting outdoors, there's plenty of places to enjoy walking, including Hornby Deer Park, offering a decent walking route when the weather's good. For getting further afield, Langthorne's position is handy—you're only a short drive from the A1, making commuting or heading off for the weekend straightforward.







## Welcome home...

The front of the house has been extended, adding valuable space inside—including a porch, a study, and a larger kitchen—all finished with oak doors throughout. Step through the front door and into the porch area, which leads to the left into a dedicated office space overlooking the front garden. Ideal for home working or quiet reading, it's a useful addition that makes the most of the extension.

Continue into the main hallway, where the staircase leads upstairs. At the foot of the stairs, there's a convenient ground floor shower room, finished with modern tiling and a window that brings in plenty of natural light.





# Living space options

Back in the hall and straight ahead, you'll find the living room. With neutral walls and carpet, this generous space features an open fire and has more than enough room for your sofas, coffee table, and the usual comforts—perfect for relaxed evenings or family film nights. A glass door at the far end opens into the conservatory, a light-filled space overlooking the back garden, with patio doors that lead directly outside.

Off the living room to the right is a second reception room. Currently used as a snug, this flexible space could just as easily become a playroom, second office, or even a hobby room. This room also has access to the back garden, adding to its versatility.

Next up is the kitchen/dining room—a great-sized space with off-white cabinets, wooden worktops, and an electric range oven. There's plenty of room for your own appliances and lots of storage for cookware and pantry items. Two large front-facing windows fill the room with natural light, and there's space for a six-seater dining table—ideal for family dinners or having friends round. A door from the kitchen leads directly into the garage, handy for bringing in shopping or taking the recycling out.









# Time for bed...

Head upstairs to find four bedrooms to choose from. The main bedroom sits at the rear of the house and includes built-in wardrobes along with a cleverly designed dressing table. There's plenty of room for a king-sized bed and bedside tables, without feeling cramped.

Another double bedroom also overlooks the back garden, while two slightly smaller doubles are positioned off the landing. These offer flexibility for family use, guest rooms, or even a nursery—depending on what you need.

The family bathroom has been updated with large modern white tiles surrounding the bath and overhead shower, giving the space a clean, fresh feel.









# Outside...

Next, move outside to the enclosed, South facing back garden—a great spot to enjoy when the sun's out. There's a patio area perfect for outdoor seating or summer dining, with a well-kept lawn beyond that's ideal for children or pets to play on. Surrounding the lawn are places for you to grow seasonal shrubs and flowers giving the garden a burst of colour each month.

There's also space for a shed, and your greenhouse, perfect if you're into gardening. The property benefits from access all the way around, making outdoor maintenance straightforward. There's also a door straight into the garage from the back garden, ideal for easy access.

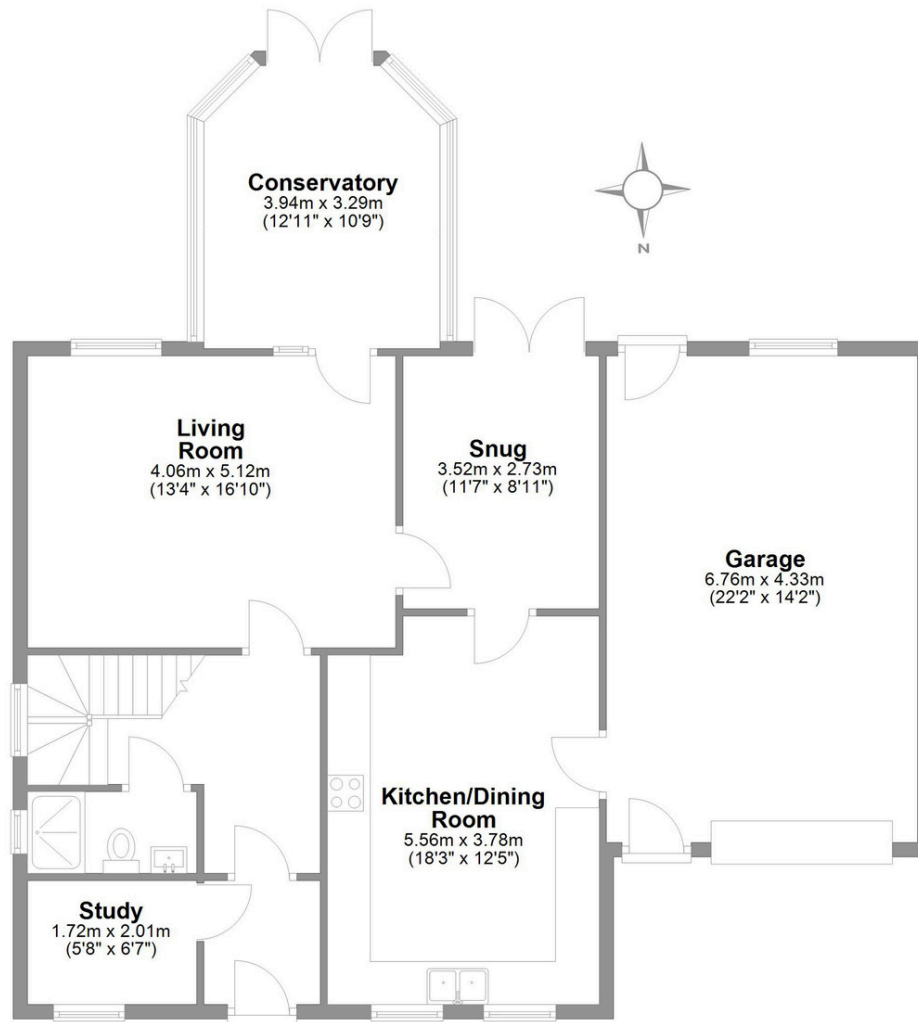
Beyond the garden, open fields stretch out, adding to the rural feel. And with Langthorne being such a small hamlet, the lack of through traffic means it stays peaceful—just the way a garden should be.







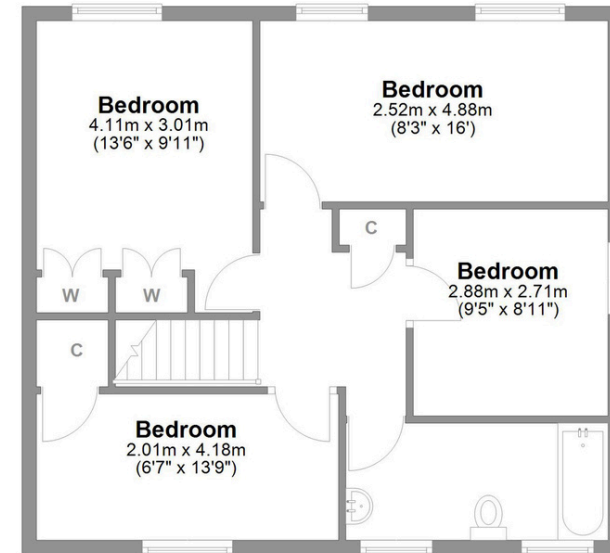




**Ground Floor**  
Approx. 116.0 sq. metres (1249.1 sq. feet)

## The Stelling Langthorne

Total area: approx. 173.1 sq. metres (1863.6 sq. feet)



**First Floor**  
Approx. 57.1 sq. metres (614.5 sq. feet)

# LOVE PROPERTY

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

## Finer Details

Freehold  
Postcode: DL8 1PQ  
Council Tax Band: E £2943.34  
EPC Rating: TBC  
Oil Central Heating (Combi boiler fit 2023)  
Septic Tank  
Ultrafast Fiber broadband