

SUNNY RILL

BELLERBY

LOVE PROPERTY. 

LOVE THE JOURNEY



Welcome home...

Bellerby is a welcoming village just minutes from the historic market town of Leyburn, where you'll find shops, eateries, schools, and all your everyday essentials. The village itself has a strong sense of community, complete with a local pub. For those who enjoy the outdoors, Bellerby boasts scenic walking routes right from your doorstep- perfect for dog owners, ramblers, and anyone looking to explore the beautiful Dales.

Sunny Rill is a two-bedroom stone-built cottage, ideal for first-time buyers, downsizers, or anyone seeking a peaceful countryside retreat.

Step inside through the pretty porch, which opens into a cosy lounge. Here, a traditional window with a window seat frames lovely views of the village – the perfect spot to relax with a cup of tea and watch the world go by. A gas fire with back boiler ensures warmth and comfort throughout, alongside a central heating system.

From the lounge, you're led into the kitchen...well equipped with lots of worktop space, plenty of units and a useful storage cupboard. The perfect place to cook dinner for family and friends.





Rest and rejuvenate

Upstairs, there are two well-sized bedrooms. The main bedroom to the right has plenty of room for a double bed and a dresser, as well as having a large built in wardrobe already in place. It has a lovely window seat, the perfect place to sit and unwind. The second bedroom has great views, making it a great guest room, office, or space for children.

The bathroom comes with a walk in shower, basin and WC and is tiled with a Velux window for natural lighting.





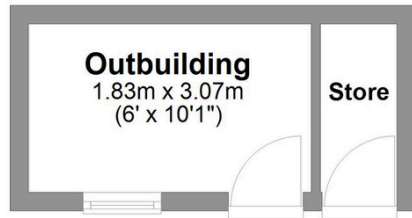
Outside...

At the front of Sunny Rill, a pretty forecourt garden creates a pleasant welcome. It's just the right size for a patio set, perfect for enjoying your morning coffee in the fresh air.

To the rear, with access from the kitchen, you'll find three useful outbuildings, providing plenty of storage for items you'd prefer tucked away, as well as space for a washing machine. In addition, a fourth outbuilding is conveniently located roadside, close to the property.

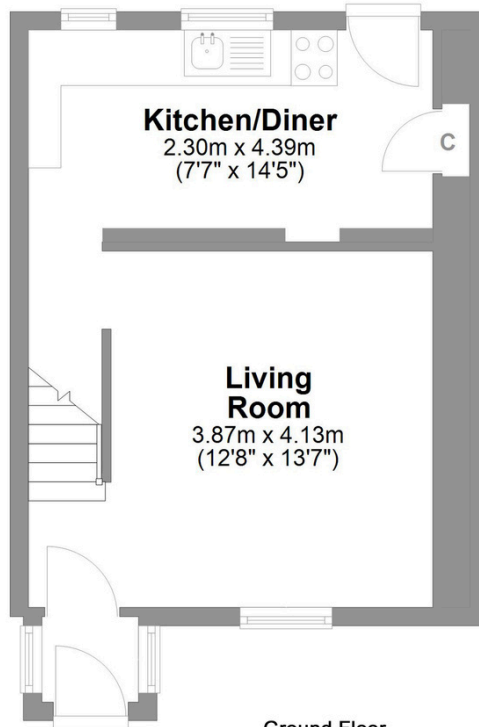
Finer Details...

Postcode: DL8 5QX
Freehold
Right of way across the courtyard
Council Tax Band: C
EPC Rating: D
Heating - Back boiler - Central heating
Stone built

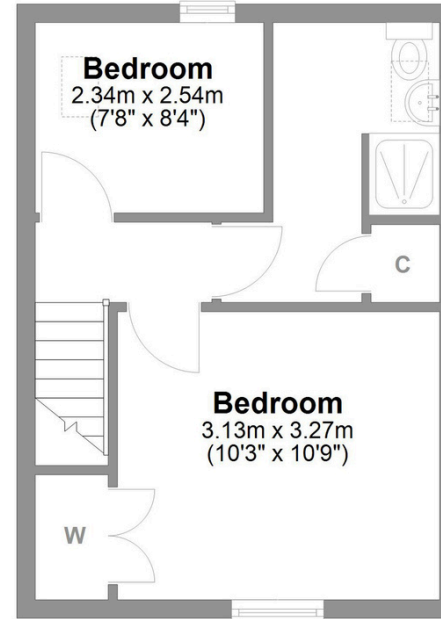


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Total area: approx. 72.4 sq. metres (779.5 sq. feet)



Ground Floor
Approx. 44.8 sq. metres (482.1 sq. feet)



First Floor
Approx. 27.6 sq. metres (297.4 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