



# South Barn

5 Mill Close Lane, Patrick Brompton, Bedale, North Yorkshire, DL8 1AJ



Robin Jessop



# A STUNNING BARN CONVERSION IN AN EDGE OF VILLAGE LOCATION WITH GARDENS & GRASS Paddock

- Spacious Barn Conversion
- Three Double Bedrooms
- Large Living Room
- Study with Built In Furniture
- Immaculately Presented
- Front & Rear Gardens
- 1 Acre Amenity Paddock
- Stunning Views
- Triple Garage
- Guide Price: £550,000

## SITUATION

Patrick Brompton 0.5 mile. Bedale 3 miles. Richmond 8 miles. Northallerton 11 miles. Thirsk 19 miles. Ripon 19 miles, Harrogate 32 miles. A1(M) Interchange at Leeming 4 miles.

Mill Close is a small development of stylish barn conversions located in a quiet rural location between the villages of Patrick Brompton and Hackforth. The property stands extremely well in a south facing position overlooking the one-acre amenity paddock to the front.

The property is well situated in relation to the nearby thriving market towns of Bedale and Leyburn and the A1(M) interchange at Leeming brings the larger centres of Harrogate, Teesside and Leeds within commuting distance.

## DESCRIPTION

South Barn comprises a well proportioned and appointed barn





conversion which forms part of an exclusive development located between the villages of Patrick Brompton and Hackforth. The accommodation is spacious and light and the property is very well presented throughout.

The property is entered via a welcoming reception hall with a stone flagged floor. This leads through into the large living room which has oak flooring, a large understair cupboard and features dual aspect fully glazed windows and doors. This leads through into the kitchen diner which includes a range of fitted wall and base units with integral appliances including oven and grill, ceramic hob, microwave, dishwasher and fridge freezer. There is a stable door leading to the garden at the rear and a fully glazed door to the front. There is ample space for a dining table.

Also, on the ground floor there is a study with built in furniture which could be used as a snug or a ground floor bedroom if required. There is also a cloakroom.

To the first floor there are three double bedrooms and a family bathroom. The principal bedroom benefits from an ensuite shower room and each bedroom has ample storage within the eaves.

Externally the property is complemented by front and rear gardens which are beautifully landscaped and feature patio areas and mixed flower beds. The property is further complemented by a 1-acre amenity paddock which features a range of trees and wildflower areas. This provides a peaceful space from where the views can be enjoyed.

There is ample parking for a number of vehicles as well as a triple garage. Each garage has electric, two have running water and one has automatic doors. The garages provide further parking, provide excellent storage or would make a great workshop.

South Barn would make an excellent family home.

#### **GENERAL REMARKS & STIPULATIONS**

##### **VIEWING**

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950

##### **OFFERS**

All offers must be confirmed in writing. We will NOT report any





verbal offer unless it is confirmed in writing.

#### MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

#### METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

#### BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

#### TENURE

Freehold with vacant possession.

#### COUNCIL TAX

Band E.

#### SERVICES

Mains electricity. Private water supply. Drainage to a septic tank. Oil fired central heating. Broadband connection available.

#### LOCAL AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD Tel: 01609 780780



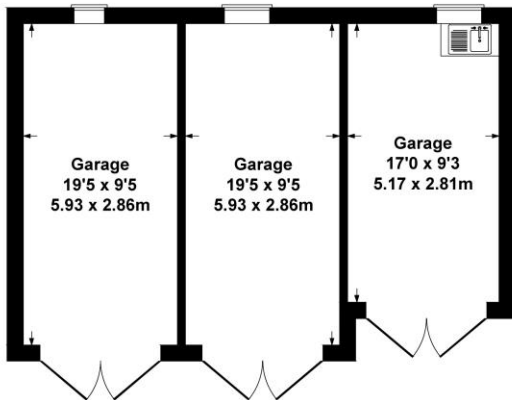
# South Barn, 5 Mill Close Lane, Patrick Brompton DL8 1AJ

Approximate gross internal area

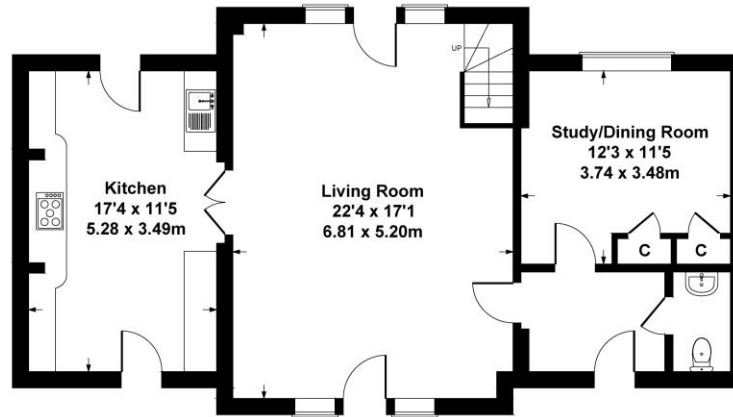
House 159 sq m - 1711 sq ft

Garage 50 sq m - 538 sq ft

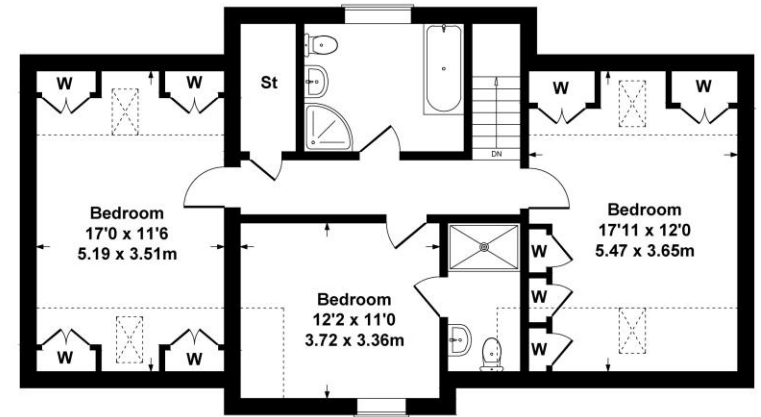
Total 209 sq m - 2249 sq ft



GARAGE



GROUND FLOOR



FIRST FLOOR

## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		98
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Reference:  
South Barn

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