



Moorhills

Lumley Lane, Kirkby Fleetham, Northallerton



Robin Jessop



Moorhills

Lumley Lane, Kirkby Fleetham, Northallerton, North Yorkshire, DL7 0SL

An Attractive Detached Dormer Bungalow with A Substantial Oak Framed Triple Garage & Large Mature Gardens

- Detached Dormer Bungalow
- Spacious & Well-Appointed Accommodation
- Three Reception Rooms
- Four Double Bedrooms
- Landscaped Mature Gardens & Orchard
- Edge of Village Location
- Substantial Parker Oak Framed Triple Garage with Studio Above
- **Guide Price £725,000**

SITUATION

Bedale 6 miles. Northallerton 7 miles. Richmond 10 miles. Teesside 25 miles. York 29 miles. (All distances are approximate)

Moorhills is situated on the edge of the rural village of Kirkby Fleetham. The property is nicely set back off Lumley Lane, providing both privacy and accessibility. The Village of Kirkby Fleetham benefits from a number of amenities, such as a primary school, a village hall which runs regular clubs and events, a well-regarded public house with restaurant and hotel.

It is also within easy commuting distance to the popular market towns of Northallerton, Bedale and Richmond, which offer a much wider range of amenities and shops. The property provides easy access to the A1 motorway via the service road at junction 51 at Leeming Bar and junction 52 at Catterick.

The proximity to the A1(M) Interchange bringing centres such as Newcastle, Leeds, Harrogate and York within reasonable commuting distance.

DESCRIPTION

Moorhills comprises an attractive detached dormer bungalow which is well positioned within a substantial plot on the fringe of Kirkby Fleetham. The property features high quality fixtures and fitting throughout including many bespoke Oak features.

Moorhills is entered via a useful porch which leads into a welcoming reception hall from where the rooms lead off and the stairs lead up to the first floor.

The living room features two bay windows which overlook the gardens to the front and side and has a calor gas fire. A well-equipped kitchen diner can be found at the rear of the property which features a good range of wooden units complemented by appliances including double oven, dishwasher and a calor gas and electric hob. There is a useful pantry cupboard and ample space for a family dining table. Usefully, there is a separate utility room which benefits from further units, plumbing for a washing machine and a cloakroom with WC and useful coat cupboard.

Also, on the ground floor is a further sitting room with a calor gas stove which leads into a conservatory with doors leading out to the rear garden. There is also a home office with a bespoke desk and shelving unit.

The main bedroom suite is also located on the ground floor and benefits from fitted wardrobes and a large ensuite bathroom with shower and bath.

To the first floor there are three further bedrooms and a box room with the heat recovery and ventilation system. There is also a shower room with WC and basin. This is a potential second entry point to the side garage conversion, please see agents note.

Externally the property is complemented by beautifully landscaped gardens and grounds which surround the property. There are large areas of lawn, various flower beds and established borders, mature trees, areas of patio, a greenhouse, a summerhouse and an orchard. The garden with appeal to those with a keen interest in gardening and al fresco dining.

There is ample parking on the private drive for a number of vehicles together with a large, "Parker Oak" triple garage. This building has electric, water and drainage. There is a useful storage area with WC, ceramic sink and the central heating boiler which leads through into the garage space which has individual electric doors. Steps at the side lead up to an open plan studio above which has a small kitchenette area and could be used as guest accommodation or would be ideal as a home office. The garage also has electric charging points for electric vehicles.

Moorhills will make an ideal family home and viewing is advised

GENERAL REMARKS & STIPULATIONS

Viewing

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

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.

We will then 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 being offered for sale initially by Private Treaty. If you would like to discuss any matter concerning this sale, then please kindly record your interest with Mr. Tim Gower MRICS as soon as possible and preferably in writing enabling us to keep you informed as to how we propose to conclude the sale.

Tenure

The property is freehold and vacant possession will be given upon completion.

Council Tax

Band G.

Boundaries

The Vendors will only sell such interests (if any) as they may have in the boundary fences, ditches and walls and other boundaries separating this property from other properties not belonging to them.

Services

Mains electricity. Mains water. Drainage is to a septic tank. Oil central heating. Broadband connection available.

Fixtures & Fittings

Only those fixtures and fittings described within this brochure are included in the sale.

WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.

[///column.monorail.crust](http://column.monorail.crust)

Local Authority

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD

Agents Note – Planning Permission

As regards the planning permission under Decision Notice 14/00265/FUL for the 'Proposed Extension to dwelling to create additional living space and bedroom, formation of a triple garage and garden store with playroom over.' This planning permission was granted in 2014 and the double garage has been constructed. Alterations to the property have not been started allowing further potential for a buyer to create a guest wing or further living accommodation if required. Plans are available upon request.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		89
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Approximate gross internal area

House 275 sq m - 2960 sq ft

Garage 119 sq m - 1281 sq ft

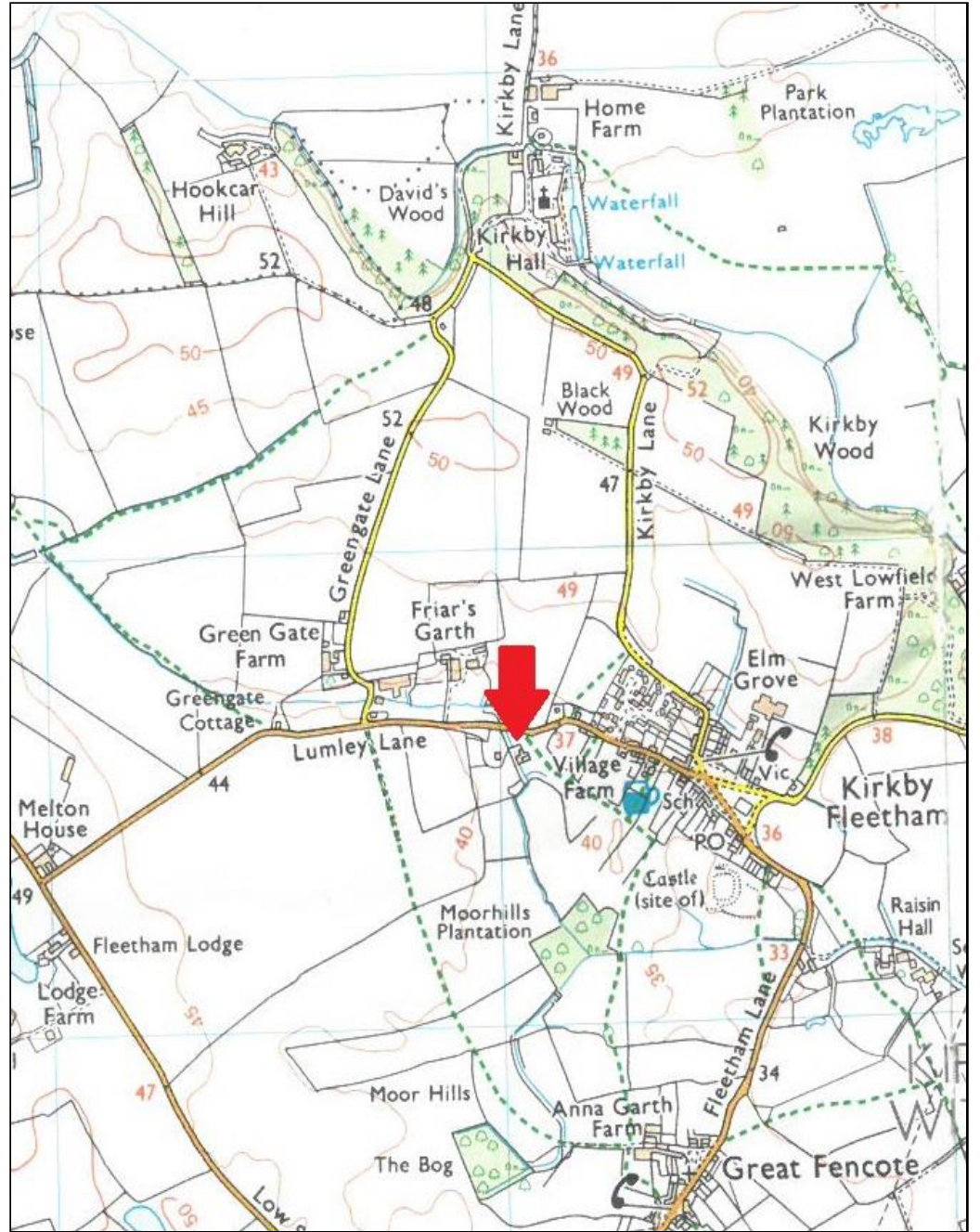
Total 394 sq m - 4241 sq ft



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. 2024





4 North End, Bedale, North Yorkshire, DL8 1AB
Tel: 01677 425950 E info@robinjessop.co.uk

www.robinjessop.co.uk

Marwood House, Railway Street, Leyburn, North Yorkshire, DL8 5AY
Tel: 01969 622800 E info@robinjessop.co.uk



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