



Westfields Farmhouse

Bellerby, Leyburn, North Yorkshire, DL8 5QX



Robin Jessop

AN ATTRACTIVE DETACHED FAMILY HOUSE WITH DELIGHTFUL GARDENS IN A POPULAR VILLAGE

- Attractive Detached House
- Spacious Accommodation
- Four Reception Rooms & Two Kitchens
- Four Double Bedrooms
- Delightful Established Gardens
- Off Road Parking & Potential for a Garage
- Excellent Village Location
- Potential for Multi Generational Living
- Viewing by Appointment Only
- Guide Price Range: £500,000 - £525,000

SITUATION

Leyburn 2 miles. Richmond 8 miles. A1(M) interchange at Catterick 10 miles. Bedale 13 miles. Teesside 38 miles. Leeds Bradford & Newcastle airports are a 1 hours' drive.

Bellerby is a traditional village just a short drive from Leyburn which is a popular market town. The village has an excellent sense of community with a public house and a village hall running various clubs/events. Leyburn benefits from a weekly market and range of independent shops, cafes and both primary and secondary schools. The location makes commuting to the larger centres of Teesside, Harrogate and York within a reasonable distance.

DESCRIPTION

Westfields Farmhouse is an attractive, stone built detached house which is beautifully situated up Moor Road in the popular village of Bellerby. The property is well appointed and offers spacious and flexible accommodation. It benefits from being fully double glazed and having gas fired central heating.

Westfields Farmhouse is entered into a welcoming reception hall with rooms leading off and stairs leading up to the first floor. The ground floor is spacious and offers four good sized reception rooms including a dining room with gas fire, a sitting room with a log burning stove, a sun room which would make an excellent



home office and a further sitting room with a multi fuel stove to the rear of the property. At the centre of the property is the traditional farmhouse kitchen with a good range of wall and base units together with integrated appliances including Smeg gas cooker and dishwasher. There is ample space for a family dining table and usefully there is a utility room with further units, space for a washing machine, space for a fridge and freezer together with a separate cloakroom with WC. There is a door leading out to the courtyard at the back.

To the first floor there are a total of four double bedrooms. The two front bedrooms benefit from having ensuite bathrooms with a shower, WC and basin. There is a house bathroom with a shower over the bath and a third double bedroom with built in shelving.

Uniquely, there is a further bedroom which can be self-contained if required with a kitchenette and an ensuite shower room. This can be accessed via the landing or via an external door meaning it could be let out if required, but also offers excellent potential for a dependant relative.

Externally the property is complemented by pretty, south facing gardens which are mostly to the front of the property with a courtyard to the rear and path leading around the property. This features a lawn with a wide range of trees, shrubs and plants making it very private. There is a patio with ample space for outdoor seating and potted plants. There is also off-road parking for 2/3 cars with potential for a garage if required.

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.



FLOODING

Please note that the property was subject to a flash flood which occurred in the village in 2012. This was subject to an insurance claim and mitigating works were installed to deal with any further such events. This has been tested in recent years and have been very effective

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.

[///llaws.fool.chiefs](https://www.what3words.com/llaws.fool.chiefs)

FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

COUNCIL TAX

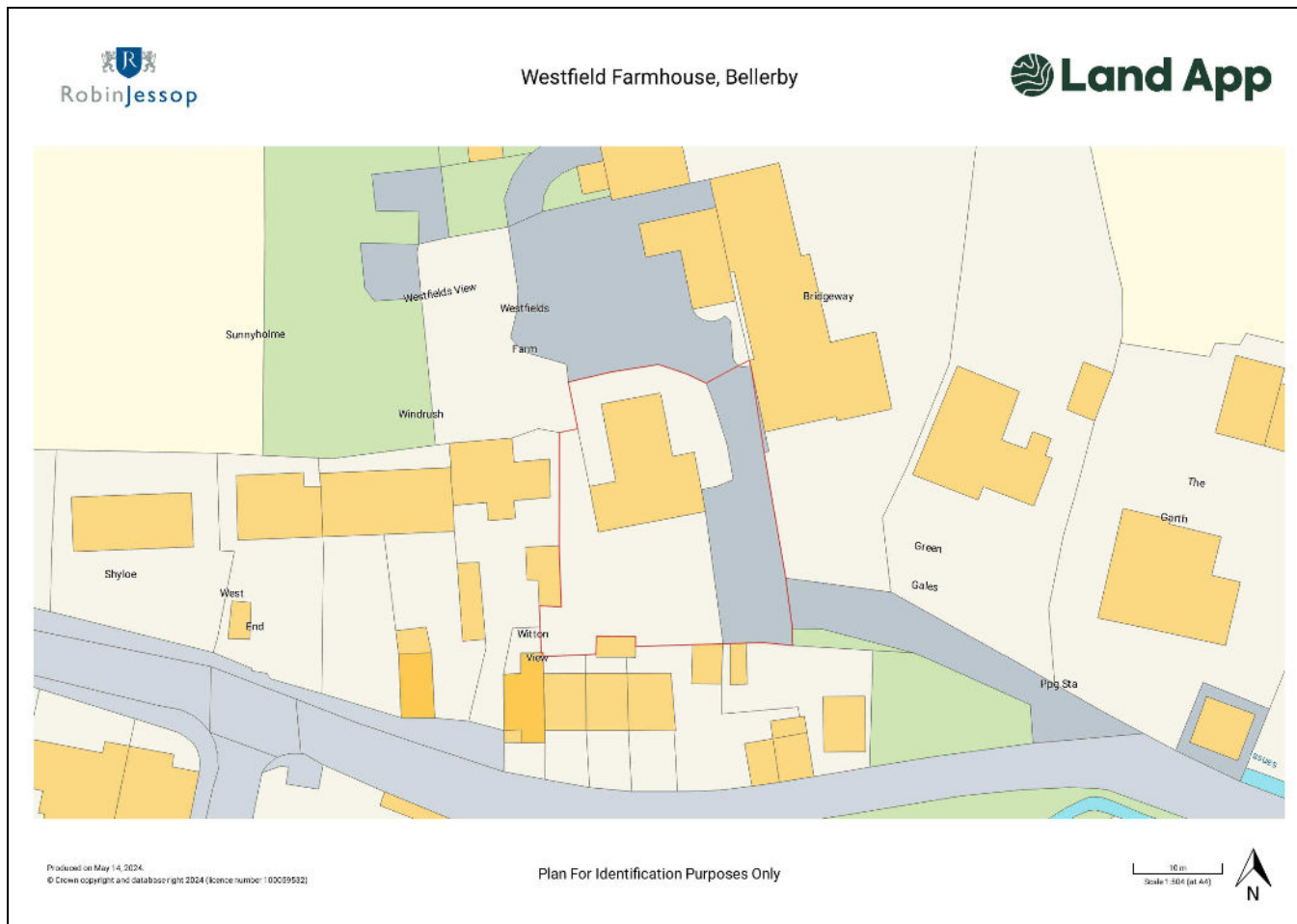
Band F.

SERVICES

Mains electricity, mains water, mains drainage. Gas fired central heating. Broadband connection available. The property has solar panels which generate approx. £700 - £800 per year via feed in tariff.

LOCAL AUTHORITY

North Yorkshire County Council, County Hall, Northallerton, North Yorkshire, DL7 8AD.



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Approximate gross internal area
193 sq m - 2077 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(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	



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

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