



Meadowcroft

Langthorne, Bedale, North Yorkshire, DL8 1PQ



Robin Jessop

A SUBSTANTIAL DETACHED DORMER BUNGALOW IN A QUIET YET ACCESSIBLE VILLAGE LOCATION CLOSE TO BEDALE

- Spacious Detached Dormer Bungalow
- Five Bedrooms
- Flexible Accommodation
- Quiet Location Adjacent Open Countryside
- Wrap Around Gardens
- Single Garage & Ample Off Road Parking
- Guide Price: **£475,000**

SITUATION

Bedale 4 miles. A1(M) Interchange at Leeming 5 miles. Leyburn 10 miles. Northallerton 11 miles. Ripon 19 miles. Harrogate 30 miles.

Langthorne is a quiet rural hamlet situated between the villages of Crakehall and Hackforth. Both nearby villages benefit from having public houses with Crakehall also having a Primary School and a fuel garage with convenience store. The nearby market town of Bedale has a wide range of amenities, shops and leisure facilities including golf course and swimming pool.

The nearby A1(M) Interchange at Leeming brings the larger centres of Northallerton, Harrogate, Darlington and York within commuting distance.

DESCRIPTION

Meadowcroft is a deceptively spacious, detached dormer bungalow which stands well on the fringe of Langthorne with open aspects to the front and rear. Whilst the property does require updating in places, it offers well proportioned and comfortable accommodation across two floors which would be well suited to family living and could also be reconfigured to provide ancillary accommodation for a dependent relative.

The property is entered into via a welcoming entrance porch



which leads to the large inner hallway from where the rooms lead off from. The ground floor comprises a living room with multi-fuel stove set within a stone fireplace and has a large window looking out to the front, a kitchen diner with a good range of fitted wall and base units complemented by integrated electric oven with hob and extractor over. There is ample space for a dining table, plumbing for a dishwasher and a washing machine together with a door out to the rear garden.

Across the hallway there is the dining room which could be used as a bedroom if required, and two ground floor bedrooms with access to a "Jack and Jill" ensuite shower room. Completing the ground floor is a house bathroom and the rear hallway is utilized as a home office and has the staircase leading up to the first floor.

To the first floor there are three further bedrooms, each of good proportions and with ample eaves storage, and a shower room with further eaves storage. There is limited head height in places.

Externally the property is complemented by gardens which wrap around the property and are predominantly laid to lawn with patio areas together with a small orchard with soft fruit bushes and a wooden tool shed. The gardens are enclosed by part fencing and part evergreen bushes. The far reaching open views can be enjoyed to the rear with further views towards Penhill from the front of the property.

Usefully, there is also a boiler room which makes an excellent drying area and a home office which are both accessed from the garden. To the front of the property there is access to the single garage which has a loft storage above, and the driveway providing ample parking for 3-4 cars.

Overall, Meadowcroft would make an excellent full time family home but also lends itself to multi-generational living with potential to create a self-contained annexe accommodation.

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.

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.

///storeroom.insurance.thickened

FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band E.

SERVICES

Mains electricity. Mains water. Drainage to a septic tank which connects to the main drainage system. Oil fired central heating.

LOCAL AUTHORITY

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

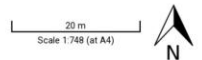
AGENT NOTE

The property has the benefit of a solar water system which is run from tubes on the roof. The system has been inspected by an engineer and is in good working order.



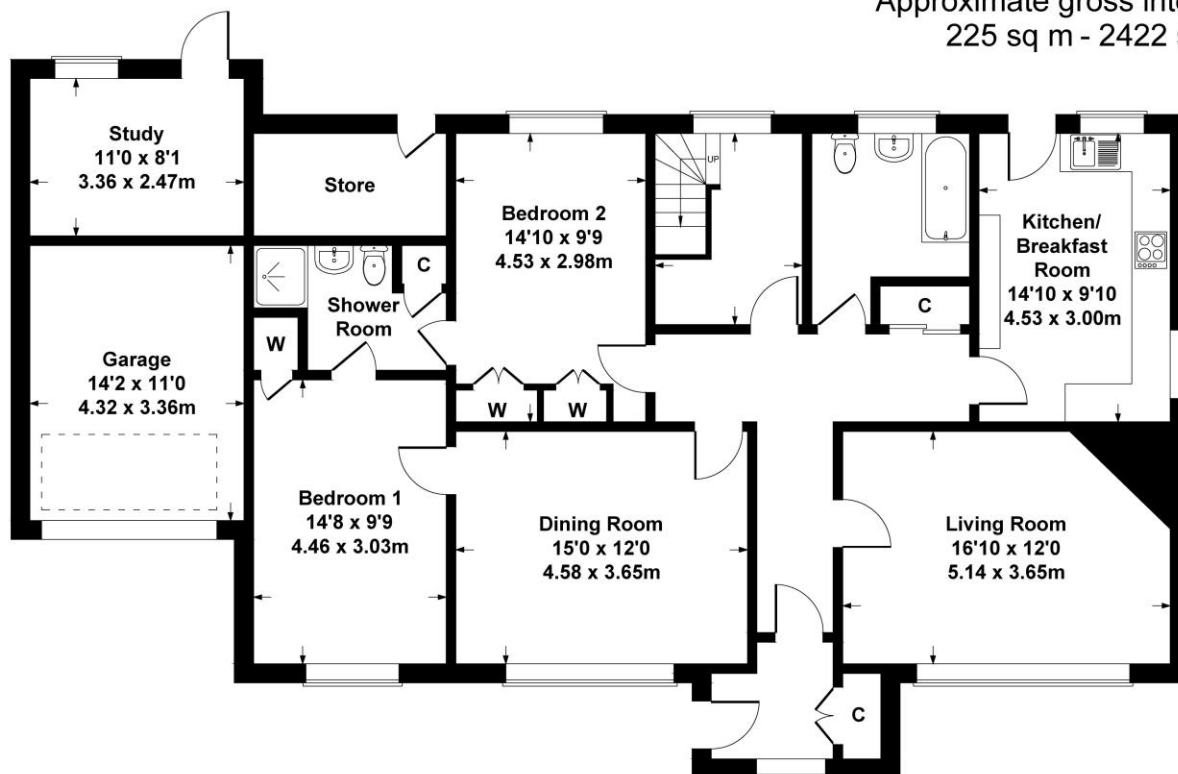
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Plan for Identification Purposes Only

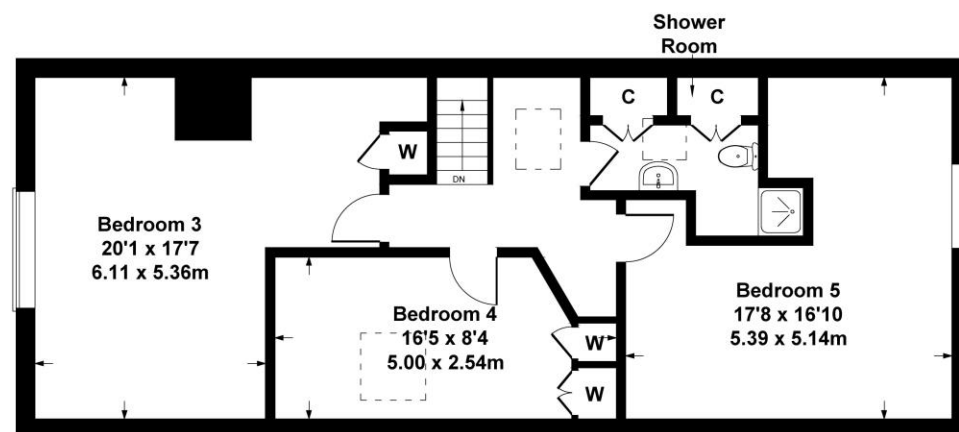


Meadowcroft, Langhorne

Approximate gross internal area
225 sq m - 2422 sq ft



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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		

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