



CONYERS PLACE

2 WEST COURTYARD | HORNBY | BEDALE | NORTH YORKSHIRE | DL8 1DG

Conyers Place is a part of an exclusive development in the former grounds of Hornby Castle, which was subject to a skillful conversion in 2008.

The current owners were instrumental in the luxurious specification and interior design detailing, which have all been carried out to the highest specification by renowned local companies and craftsmen. The internal accommodation is immaculately presented complete with bespoke fitted furniture and beautifully crafted finishes throughout.

Upon arrival through the pretty courtyard garden, one gets an immediate indication of the elegant and refined feel of the property.



ACCOMMODATION

GROUND FLOOR

- Entrance porch
- Stunning open plan kitchen and sitting area
- Drawing room
- Sitting room / office
- Utility room
- Cloakroom

FIRST FLOOR

- Landing
- Principal bedroom with en-suite bathroom and separate shower
- Guest bedroom with en-suite bathroom and separate shower
- Further double bedroom with en-suite shower
- Children's den
- House shower room

EXTERIOR

- Private gated gravelled driveway and parking
- Integrated double garage with electric doors and storage over
- Courtyard garden and terrace



The beautifully appointed open plan living kitchen and sitting area is a perfect space to entertain and has been fully equipped to a professional standard with a full range of 'Miele' appliances, electric Aga with AIMS, central island with built in storage, granite work surfaces and extensive range of handcrafted fitted furniture.

The characterful living space has been cleverly designed to seamlessly link with the stylish open plan drawing room with contemporary double sided 'Bodart and Gonay' log burner, exposed oak beams, oak flooring and french doors to the delightful courtyard garden.





Stunning open plan kitchen and sitting area with direct access to the terrace and south facing courtyard garden

- Beautiful handcrafted fitted furniture • Electric Aga with AIMS • Central Island • Granite work surfaces • Exposed oak beams • Feature arch window • Solid oak flooring
- Full range of integrated 'Miele' appliances including, induction hob, electric oven, coffee machine, microwave, warming drawer, fridge/freezer • additional 'Perfect Fresh' fridge
 - 'Zip Hydro' chilled and boiling tap. A fabulous space to suit the most discerning chef

Further accommodation to the ground floor is a comfortable sitting room / office with oak flooring and wiring for surround sound media, fully fitted utility room/laundry with 'Fired Earth' tiled flooring and cloakroom. There is an internal door leading from the entrance porch to the integral double garage. The contemporary staircase with low-level lighting leads to a half landing with steps to a useful space, currently used as a children's den.



FIRST FLOOR

The first-floor accommodation has been beautifully designed to incorporate a light filled and generous landing, three luxurious double bedroom suites and house shower room.



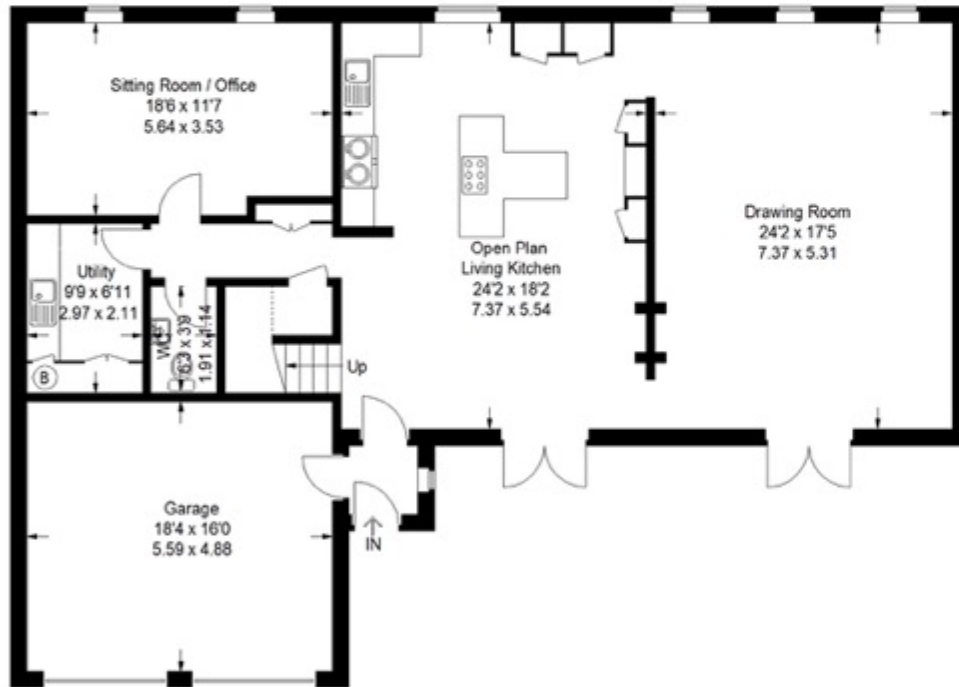
All bathrooms are fitted with 'Villeroy & Boch' and 'Heritage' sanitary ware, 'Fired Earth' tiled flooring, under floor heating and independently heated towel rails.

Throughout the property are handcrafted oak doors with Limoges porcelain handles and bespoke double glazed windows.



Conyers Place, 2 West Courtyard, Hornby, DL8 1DG

Approximate Gross Internal Area
 Ground Floor (Including Garage)
 1636 sq ft / 152 sq m
 First Floor = 1467 sq ft / 136.3 sq m
 Total = 3103 sq ft / 288.3 sq m



Ground Floor



Reduced headroom below 1.5 m / 5'0"

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



EXTERIOR

Conyers Place is approached by an imposing entrance, which leads to a private drive, parking area and integrated double garage. The charming south facing courtyard garden is bounded by mellow stone walls and provides an idyllic setting for this lovely home, with secluded seating areas, perfect for al fresco dining complete with established cottage style planting, together with a profusion of climbing roses, hydrangea, clematis, jasmine and honeysuckle.



LOCATION

Conyers Place enjoys a beautiful and peaceful position within the stunning parkland setting of Hornby Castle deer park, approx 4 miles north west of the bustling market town of Bedale. The area enjoys many footpaths and bridleways, for those enjoying country pursuits with its stunning views, contrasting landscapes and wildlife, historic sites, picturesque villages, a more appealing location would be difficult to imagine. There are a number of sporting facilities in the area including racing at Ripon, Thirsk, Catterick, York and Golf courses at nearby Bedale, Masham and Ripon. The historic market towns of Richmond, Leyburn and Bedale are all within easy reach.

The property is also conveniently located to Northallerton train station (east coast mainline service direct to London Kings Cross) with direct links to York, Leeds, Newcastle, Manchester and Edinburgh. The A1 (M) is approximately 4 miles distant giving access to the national motorway network and the commercial centres of Leeds and York are all conveniently located within daily commuting distance. Excellent transport links give access to a number of airports, including Leeds/Bradford, Newcastle and Durham Tees Valley.





Method of Sale: The house is offered for sale by private treaty; however the Agents reserve the right to conclude negotiations by any other means at their discretion.

Services: Mains electricity, water and private drainage. Oil fired central heating.

Fixtures and fittings: All items normally designated as fixtures and fittings are specifically excluded from the sale unless they are mentioned in the particulars of sale.

Covenants, Easements, Rights of Way: The property will be sold subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not.

Energy Performance Certificate: Rating C. Full copy of the energy performance certificate is available upon request.

Tenure and Possession: The property is offered for sale freehold with vacant possession upon completion.

Mileages: A1(M) 4 miles, Bedale 6 miles, Masham 9 miles, Leyburn 10 miles, Northallerton 12 miles, Darlington 17 miles, Harrogate 31 miles. (All mileages are approximate.)

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