



PARK HOUSE

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

Beautiful country home in an historic parkland setting.

Park House is situated within a small courtyard development in the stunning former grounds of Hornby Castle, sympathetically converted in 2008 constructed of mellow local stone under a slate roof.

The internal accommodation offers beautifully presented and spacious accommodation over two floors.

Throughout the property is a wonderful blend of traditional and contemporary design details, including oak flooring, exposed beams, solid oak doors with black ironmongery, all carried out by renowned local companies and craftsmen.

ACCOMMODATION

GROUND FLOOR

- Reception hall
- Sitting room
- Dining room
- Fully fitted breakfast kitchen
- Boot room / Utility room
- Cloakroom

FIRST FLOOR

- Landing
- Principal bedroom with en-suite bathroom
- Guest bedroom with en-suite shower room
- Further double bedroom
- Study / Bedroom 4
- House bathroom

EXTERIOR

- Private gated, gravelled driveway with parking
- Integral double garage with mezzanine storage
- Sheltered walled garden with dining terrace





The property is entered via a light and spacious reception hall with downstairs cloaks cupboard with glazed double doors leading to a fabulous handcrafted fully fitted breakfast kitchen.

The handcrafted fully fitted breakfast kitchen with central island, granite work surfaces, double ceramic sink, 'Rangemaster' double cooker, and filled with natural light from the triple windows with seating overlooking stunning views and open countryside. Glazed double doors lead directly to a separate dining room again with wonderful views across the adjacent countryside. Stunning breakfast kitchen with double doors leading to separate dining room.

- Exposed oak beams
 - Triple window with fitted seating
 - Solid oak flooring
 - Full range of integrated appliances
- A fabulous space for entertaining





The ground floor boasts a lovely sitting room with exposed oak beams, feature stone fireplace incorporating a multi fuel stove and french doors leading to the enclosed south facing garden. There is also a cloakroom and fully fitted boot room/laundry with direct access to the integral double garage with eaves storage.



FIRST FLOOR

The first-floor accommodation is accessed via a turned staircase with feature LED leading to the landing off which is the principal bedroom with fitted furniture and en-suite bathroom with travertine floor and mosaic wall tiling.



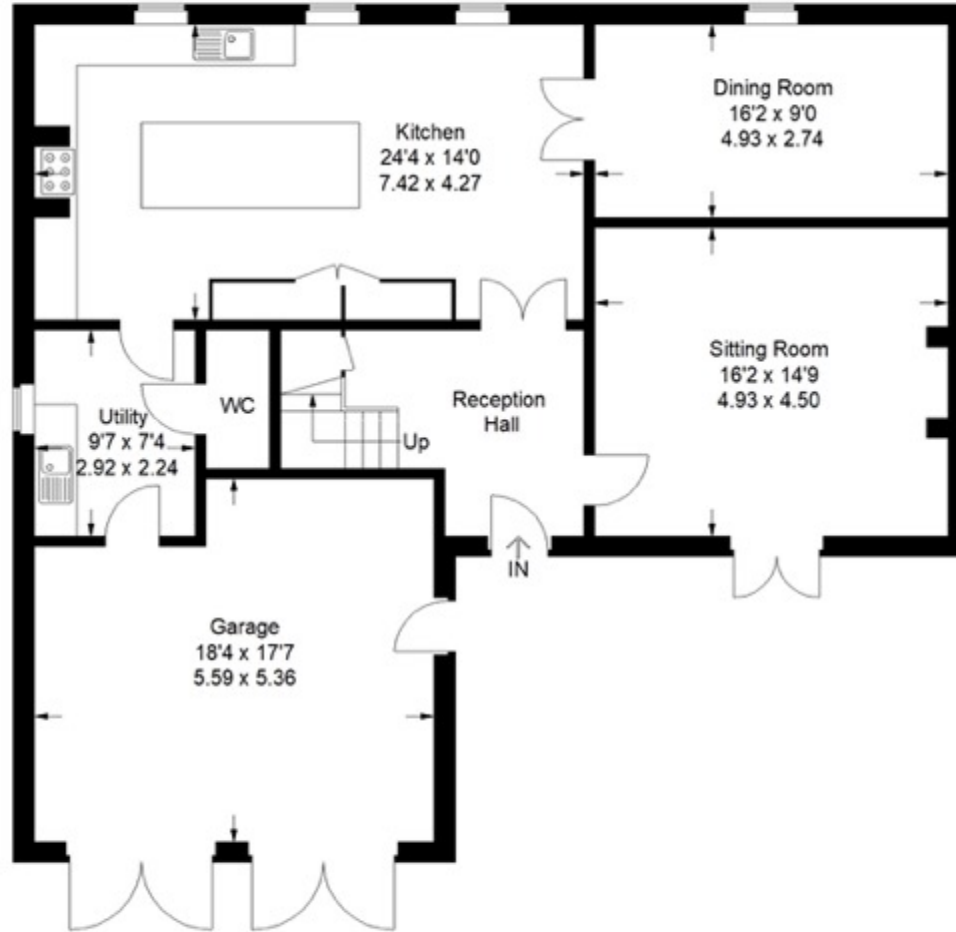
A generous guest bedroom boasts a lovely en-suite shower room. There are two further double bedrooms served by the beautifully appointed family bathroom featuring white sanitary ware, free standing 'claw foot' bath, wall panelling and heated towel rail.



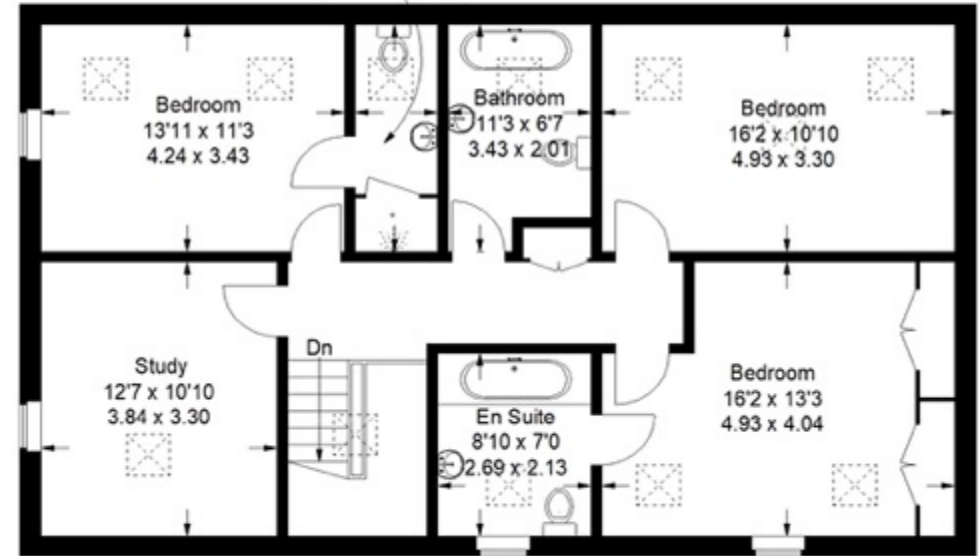
Park House, 1 West Courtyard, Hornby, Bedale, DL8 1DG

Approximate Gross Internal Area
 Ground Floor (Including Garage) = 1327 sq ft / 123.3 sq m
 First Floor = 1040 sq ft / 96.6 sq m
 Total = 2367 sq ft / 219.9 sq m

En Suite
 11'3 x 3'9
 3.43 x 1.14



Ground Floor



First Floor



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

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.



EXTERIOR

Park House is accessed via an imposing entrance to the idyllic courtyard setting and into a private gated drive leading to the integrated double garage and a pedestrian gate to a delightful south facing garden, mainly laid to lawn with stone flagged terrace, cottage style planting, a profusion of climbing plants, water feature and secluded seating area all bounded by mellow stone walling. A perfect space to relax and enjoy al fresco dining.





LOCATION

Park House enjoys an idyllic rural location, 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.)

Buchanan Mitchell Ltd, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Buchanan Mitchell have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Buchanan Mitchell
Estate Agents

Buchanan Mitchell Ltd Chartered Surveyors & Estate Agents
5 Foundry Yard New Row Boroughbridge York YO51 9AX
01423 360055 | info@buchananmitchell.com
www.buchananmitchell.com

rightmove



RICS

