



LAUREL HOUSE

PATRICK BROMPTON | BEDALE | NORTH YORKSHIRE | DL8 1JL

Laurel House is a striking and substantial detached Grade II listed Georgian family home offering an exceptional blend of period charm, generous living space, and exciting development potential.

Located in the heart of the picturesque village of Patrick Brompton, this elegant residence presents a rare opportunity to acquire a characterful property with room to grow. The house enjoys an enviable setting, framed by extensive gardens and mature trees, giving a real sense of peace and seclusion.

Laid out over three expansive floors, the accommodation within Laurel House is both spacious and versatile, perfectly suited to modern family life.

High ceilings, large sash windows with working shutters, and original features offer a glimpse into its rich Georgian heritage, while the layout allows for a range of uses—whether formal entertaining, relaxed family living, or dedicated work-from-home space.

Adding to the appeal of Laurel House is a detached stone-built barn, brimming with potential for conversion—subject to the necessary consents. Its proximity to the main dwelling makes it perfect for multi-generational living, guest accommodation, or even a holiday let, while still offering independence and privacy. The barn offers an exciting development opportunity for the future owner.

While Laurel House boasts immense character and impressive proportions, some areas of the property would benefit from updating and modernisation.

The new owners will find a wonderful opportunity to enhance and personalise the interior, bringing modern comforts and finishes to complement the period features already in place. Whether it's refreshing décor, updating kitchen and bathroom fittings, or reconfiguring layouts to better suit contemporary living, the house offers a flexible canvas for those looking to put their own stamp on a beautiful Georgian home.

The property sits within extensive south facing gardens and grounds, providing ample outdoor space for recreation, gardening, or simply soaking up the beautiful surroundings. With its enviable location close to the Yorkshire Dales and excellent transport links via the A1(M), Laurel House combines timeless elegance with countryside living and modern convenience—a truly unique opportunity in a highly sought-after location.

ACCOMMODATION

GROUND FLOOR

- Entrance hall
- Reception hall
- Drawing room
- Open plan living kitchen/dining/sitting room
- Garden room
- Study/snug
- Utility room/Boot room

Cloakroom

FIRST FLOOR

- Spacious landing
- Principal bedroom with en-suite bathroom
- Guest bedroom with adjacent bathroom
- Shower room
- Three further double bedrooms

SECOND FLOOR

- Landing
- Double bedroom
- Shower room
- Eaves storage

EXTERIOR

- Private drive with off-road parking for several vehicles
- Detached two-storey stone-built barn
- Car port
- Garden store
- Orchard
- Expansive gardens and grounds in total measuring approx. 0.5 acres
- Dining and entertaining terraces

GROUND FLOOR

The central reception hall of Laurel House immediately sets the tone for the rest of the home, offering a warm and welcoming first impression. Bathed in natural light from the glazed fanlight above the original front door, this space showcases the home's Georgian proportions and refined character. High ceilings, deep skirting boards, and elegant mouldings create a sense of understated grandeur, while the neutral palette adds a homely, comfortable feel.

From this central hallway, there is a natural flow into the principal ground floor rooms, including a formal sitting room glimpsed beyond the staircase, complete with a striking period fireplace and large sash windows. The staircase itself, with its turned newel post and solid timber rail, offers a charming focal point and leads to the upper floors.

This well-connected layout not only allows for ease of movement through the home but also maintains a strong sense of symmetry and balance, typical of Georgian design.





The drawing room is a beautifully proportioned, character-rich space that exemplifies the charm and elegance of the property. At its heart is an impressive stone and timber fireplace, complete with a multi-fuel stove, set against a backdrop of exposed brickwork that adds warmth and a rustic touch. The generous ceiling height, detailed cornicing, and large sash windows all speak to the home's Georgian heritage, while the soft grey walls lend a calm and contemporary atmosphere to the room.

Flowing seamlessly into an adjoining reception area, the drawing room becomes a wonderfully flexible living space —ideal for both formal entertaining and relaxed family life. The continuation of traditional features, such as wide plank flooring, adds to the sense of cohesion between the two rooms. Natural light pours in through the large, dual aspect windows, illuminating both spaces and providing garden views, making this a truly inviting and serene place to unwind or gather with guests.





The light-filled and expansive open-plan kitchen, dining, and sitting area perfectly blends character with modern comfort. The sitting room exudes warmth and elegance, featuring soft neutral tones, and a striking carved fireplace that serves as a central focal point. Large sash windows flood the space with natural light, highlighting the beautifully aged wooden floors.

The dining area flows seamlessly from the sitting room, with a consistent palette and warm wooden flooring unifying the space.

The kitchen offers a delightful mix of functionality and rustic charm. Shaker-style cabinetry in soft grey, a central island and oil-fired Aga, together with stainless steel appliances make it both practical and stylish.

French doors open onto a lush garden, allowing natural light to pour in and connecting the indoors with the outdoor space. Open shelving and vintage-inspired details enhance the kitchen's character and charm.

Altogether, this open-plan living area offers a harmonious blend of traditional elegance and contemporary convenience, designed for comfortable everyday living and effortless entertaining.

Accessed from the rear hallway is a bright triple-aspect reception room, currently used as a study, offering a peaceful and versatile space. Adjacent is a practical utility room, fitted with cabinetry, a stainless-steel sink, and space for both a washing machine/tumble dryer.



One of the home's most striking features is the stunning garden room, a tranquil and light-filled space, perfectly designed to bring the outdoors in. With its elegant arched windows and glazed roof, it offers uninterrupted views over the lush orchard and surrounding greenery. The feature stone wall and natural flagstone floor add rustic charm, while the spacious dining area creates a welcoming spot for relaxed meals and entertaining guests. French doors lead directly to the south facing dining terrace.





FIRST and SECOND FLOORS

A timber and painted staircase leads gracefully to the first floor, rising from a bright and welcoming hallway filled with natural light streaming through a tall arched window. Wide-plank floorboards and period-style doors add to the timeless appeal.

The principal bedroom is a peaceful and airy retreat, filled with soft natural light from dual-aspect windows that offer picturesque views over the surrounding gardens. The room's vaulted ceiling with exposed beams adds a sense of height and character.

Adjacent to the bedroom, the bathroom is charming and full of character. Skylights above the bath and basin flood the space with daylight. The layout is both practical and inviting, with a full-size bath, overhead shower, and ample built-in shelving.

The guest bedroom is a generous double, thoughtfully designed with fitted storage, making it both welcoming and practical, bathed in natural light from a large sash window that offers a charming view of the surrounding village. The en-suite bathroom is equally light and airy. The window provides plenty of natural light, enhancing the fresh and clean aesthetic of the space. A deep built-in bath, traditional tiling and thoughtful layout make it both practical and inviting.

In addition, there are three further generous double bedrooms, each offering ample space and versatility, ideal for family members or guests.

Serving these bedrooms is a shower room designed with both functionality and comfort in mind, with large glass-enclosed shower and rainfall showerhead. The walls are clad in neutral-toned tiles, creating a clean and calming atmosphere. Subtle pebble flooring details that add texture and visual interest.

A timber staircase leads to the second floor, where a bright and characterful double bedroom is tucked beneath a striking vaulted ceiling. Discreet eaves cupboards provide practical storage.

Adjacent to the bedroom is a shower room, lit by a small window set into the angled wall. With a corner shower, pedestal basin, and heated towel rail.



Laurel House, Patrick Brompton Bedale, DL8 1JL



Approximate Gross Internal Area
 Ground Floor = 1625 sq ft / 151.0 sq m
 First Floor = 1226 sq ft / 113.9 sq m
 Cellar = 352 sq ft / 32.7 sq m
 Second Floor = 425 sq ft / 39.5 sq m (Excluding Eaves Storage)
 Barn-Ground Floor = 453 sq ft / 42.1 sq m
 Barn-First Floor = 450 sq ft / 41.8 sq m
 Store = 53 sq ft / 4.9 sq m
 Total = 4584 sq ft / 425.9 sq m

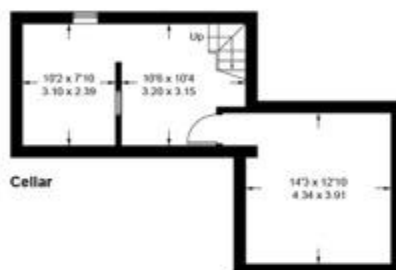


Illustration for identification purposes only, measurements are approximate, not to scale.

LOCATION



Patrick Brompton

Patrick Brompton is a picturesque village located in the Richmondshire district of North Yorkshire, England. Situated approximately 3.5 miles northwest of Bedale, it offers easy access to both Wensleydale and Swaledale, making it an ideal spot for exploring the Yorkshire Dales.

History and Heritage

The village's origins trace back to the Domesday Book of 1086, where it was listed as "Bruntone." A notable landmark is the Church of St. Patrick, a Grade I listed building with origins in the 11th century. The church features Early English and Decorated architectural styles, with most of its internal fabric dating to the 12th century and walls from the 14th century.

Community and Amenities

With a population of around 200, Patrick Brompton maintains a close-knit community atmosphere. The village is home to The Green Tree, a Grade II-listed pub that was originally the vicarage for St. Patrick's Church before becoming an inn. After undergoing major renovations, it reopened as a destination restaurant with guest accommodation.

The village's location near the A1(M) motorway provides convenient access to nearby towns such as Bedale, Thirsk, and Northallerton. Surrounded by beautiful countryside, Patrick Brompton is a popular destination for walkers and cyclists looking to explore the scenic landscapes of the Yorkshire Dales.

Bedale

Bedale's market square is the focal point of the town, hosting regular markets and events. Visitors can explore the charming mix of independent shops, cafes, and pubs that surround the square.

Local Amenities: Residents enjoy a range of local amenities, including supermarkets, schools, healthcare facilities, and leisure activities.

Schools

Bedale and the surrounding villages offers a range of educational options for primary and secondary schools.

Sports and Recreation

Bedale and its surrounding area offer a variety of sports and recreational activities for residents and visitors of all ages. **Bedale Leisure Centre:** Swimming Pool: The leisure centre boasts a 25-meter swimming pool, perfect for both leisurely swims and fitness training. Gym and Fitness Classes: The centre has a fully equipped gym with a range of cardio and strength-training equipment. It also offers a variety of fitness classes, including yoga, Pilates, and spin. **Golf Course:** Bedale Golf Club offers an 18-hole, par 70 parkland course set in the beautiful Yorkshire countryside. The club welcomes golfers of all abilities and has a friendly and welcoming atmosphere.

Patrick Brompton sits on the doorstep of the Yorkshire Dales, making it an ideal base for exploring one of England's most cherished national parks. Just a short drive from the village, the Dales open up into a landscape of rolling hills, dramatic limestone cliffs, winding rivers, and charming stone-built villages. The proximity means residents and visitors can enjoy easy access to the scenic beauty of Wensleydale and Swaledale, both of which are renowned for their walking trails, cycling routes, and historic market towns like Leyburn and Hawes.

The Yorkshire Dales offer a rich blend of outdoor adventure and cultural heritage, and Patrick Brompton benefits greatly from this closeness. Whether it's a quiet afternoon walk, a more strenuous hike, or a visit to iconic sites such as Aysgarth Falls or Bolton Castle, the Dales are just minutes away. This rural setting enhances the village's appeal, providing a tranquil lifestyle that's deeply connected to the rhythms and beauty of the surrounding countryside. For nature lovers and those seeking a peaceful retreat with adventure on the horizon, Patrick Brompton's location is truly special.

TRANSPORT LINKS

Roads

Patrick Brompton enjoys excellent road connectivity despite its rural charm. The village is conveniently situated just a few miles from the A1(M), one of the UK's major north-south motorways, providing fast and efficient access to key destinations such as Leeds, Newcastle, and beyond. This makes it an ideal location for commuters or visitors looking to explore the broader Yorkshire region. The nearby A684 also runs through the village, serving as a scenic route linking the historic market towns of Bedale and Leyburn, and offering a direct connection into the heart of the Yorkshire Dales National Park.

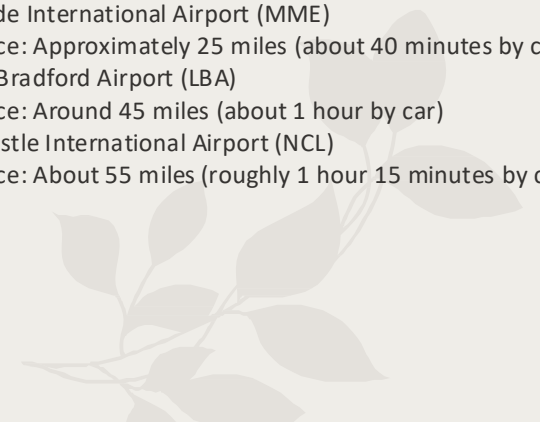
The strategic location near the A1(M) junction allows for easy travel to larger urban centers like Northallerton, Richmond, and Harrogate, all of which are under an hour's drive away. Local roads are well-maintained and offer a pleasant driving experience through picturesque countryside. For those relying on public transport, regular bus services connect Patrick Brompton to Bedale and other surrounding villages, ensuring a balance between rural tranquillity and accessible modern infrastructure.

Trains

The closest station is Northallerton Railway Station. Located approximately 8.5 miles southeast of Patrick Brompton, Northallerton is the nearest mainline station. It lies on the East Coast Main Line, offering direct services to major cities such as London, York, and Edinburgh.

Airports

Teesside International Airport (MME)
Distance: Approximately 25 miles (about 40 minutes by car)
Leeds Bradford Airport (LBA)
Distance: Around 45 miles (about 1 hour by car)
Newcastle International Airport (NCL)
Distance: About 55 miles (roughly 1 hour 15 minutes by car)





GARDEN AND GROUNDS

Set within a generous and private plot, Laurel House enjoys a peaceful setting approached via a gravelled drive that provides ample parking to both the front and rear. This substantial country home is perfectly positioned to take full advantage of its surroundings, offering a tranquil retreat with far-reaching views and a sense of seclusion, while remaining easily accessible.

To the rear, the garden is mainly laid to lawn and partially enclosed by stone walls and established hedging, offering a safe and secluded outdoor space. Mature trees and a variety of well-established shrubs provide interest and colour throughout the seasons, while tucked-away corners and open spaces alike invite leisurely strolls, play, or peaceful reflection. This beautiful garden setting enhances the charm of the home and makes it a true sanctuary in the heart of the countryside.

The two-storey stone barn offers exciting potential for development, presenting a rare opportunity to create a self-contained annexe, subject to the necessary planning consents. With its stone construction, characterful features, and existing openings for doors and windows, the barn provides an ideal canvas for conversion. The barn is set within the established curtilage of the property, with immediate access to the gravelled drive and ample parking. The setting ensures it could enjoy its own defined outdoor space, while remaining integrated into the wider grounds. Whether you're looking to add value, expand your living arrangements, or explore income potential, this charming barn holds significant promise.



The south-west facing orchard is a standout feature of the grounds, bordered by a traditional ha-ha, blending the manicured lawn into the surrounding landscape without interrupting the views. Mature, fruiting apple trees are scattered across the lawn, creating a delightful orchard setting that is both picturesque and productive.





The expansive stone-flagged terrace directly outside the house offers an ideal space for outdoor dining and relaxing, perfectly positioned to enjoy the afternoon and evening sun.





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 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 F: 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: Bedale 3.7 miles, A1(M) 6 miles, Masham 7 miles, Northallerton 11 miles (All mileages are approximate)



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