



6 WEST COURTYARD

HORNBY | BEDALE | NORTH YORKSHIRE | DL8 1DG

Set within the former grounds of the historic Hornby Castle Estate, 6 West Courtyard forms part of an exclusive courtyard development created in 2008. Combining the character of traditional estate buildings with the comfort and efficiency of modern construction, the property enjoys a particularly attractive setting within one of North Yorkshire's most picturesque villages.

The property is approached via a gravelled courtyard, with a substantial covered car port providing sheltered parking and forming an attractive entrance to the property beyond. A pretty cottage front garden creates a good first impression, with stone-flagged pathways, clipped evergreen planting, ornamental shrubs and well-stocked borders combining to provide colour and interest throughout the seasons.

Constructed in attractive stone beneath a slate roof, the house offers beautifully presented accommodation complemented by the adjoining car port and versatile first-floor loft storage above.

To the rear lies a delightful enclosed walled garden, thoughtfully designed for ease of maintenance and year-round enjoyment. Stone-flagged terraces provide ideal spaces for outdoor dining and entertaining, whilst clipped box hedging, ornamental shrubs and climbing plants, create an attractive and established setting.

The village of Hornby is ideally positioned between Bedale and Leyburn on the edge of Wensleydale, offering excellent access to the Yorkshire Dales, the A1(M) and the wider region. This is a rare opportunity to acquire a charming village home within a prestigious courtyard development, enjoying both historic surroundings and modern-day convenience.

ACCOMMODATION

GROUND FLOOR

- Entrance hall
- Sitting room
- Open plan dining kitchen
- Cloakroom

FIRST FLOOR

- Landing
- Principal bedroom with en-suite shower room
- Two further double bedrooms
- House bathroom

EXTERIOR

- Double car port with storage above
- Front walled garden
- Principal rear walled garden
- Dining and entertaining terraces

The property is entered through a welcoming reception hall, creating an immediate sense of warmth and character. Finished with attractive stone flooring and neutral décor, the hall provides access to the principal ground floor accommodation and incorporates a useful understairs cloakroom. A staircase rises to the first-floor landing. Natural light filters through the glazed entrance door, enhancing the bright and inviting atmosphere and providing an attractive introduction to the property beyond.





The sitting room is a beautifully proportioned dual-aspect reception room, combining period-inspired character with modern comfort. An exposed timber beam and decorative brick chimney breast with a reclaimed timber mantelpiece create attractive focal points, whilst French doors open directly onto the rear terrace, flooding the room with natural light and providing an excellent connection to the garden beyond. A deep recessed front window add further charm, creating a comfortable and welcoming space for both relaxation and entertaining.





The impressive dining kitchen provides a superb open-plan space for both everyday family life and entertaining. Beautifully appointed with an extensive range of bespoke oak-fronted wall and base units beneath granite work surfaces, the kitchen incorporates a central island offering additional preparation space and storage. Integrated appliances include a double electric oven, companion oven/grill, microwave, induction hob with concealed extractor above, two integrated under counter fridges, together with space for an American-style fridge freezer.

A characterful exposed timber beam spans the room, complementing the natural stone flooring and adding warmth and character. To one end, there is ample room for a large dining table, creating an ideal setting for family dining and entertaining guests. A deep recessed window overlooking the gardens, together with a glazed external door opening directly onto the rear terrace, ensures an abundance of natural light throughout the day and provides an excellent connection to the outdoor living spaces. A useful built-in cupboard offers additional storage, completing this exceptionally practical and sociable room.



6 West Courtyard, The Old Farmstead, Hornby, DL8 1DG

Approximate Gross Internal Area
 Ground Floor = 596 sq ft / 55.4 sq m
 First Floor = 591 sq ft / 54.9 sq m
 Outbuilding Ground Floor = 419 sq ft / 38.9 sq m
 Outbuilding First Floor = 416 sq ft / 38.7 sq m
 Total = 2022 sq ft / 187.9 sq m

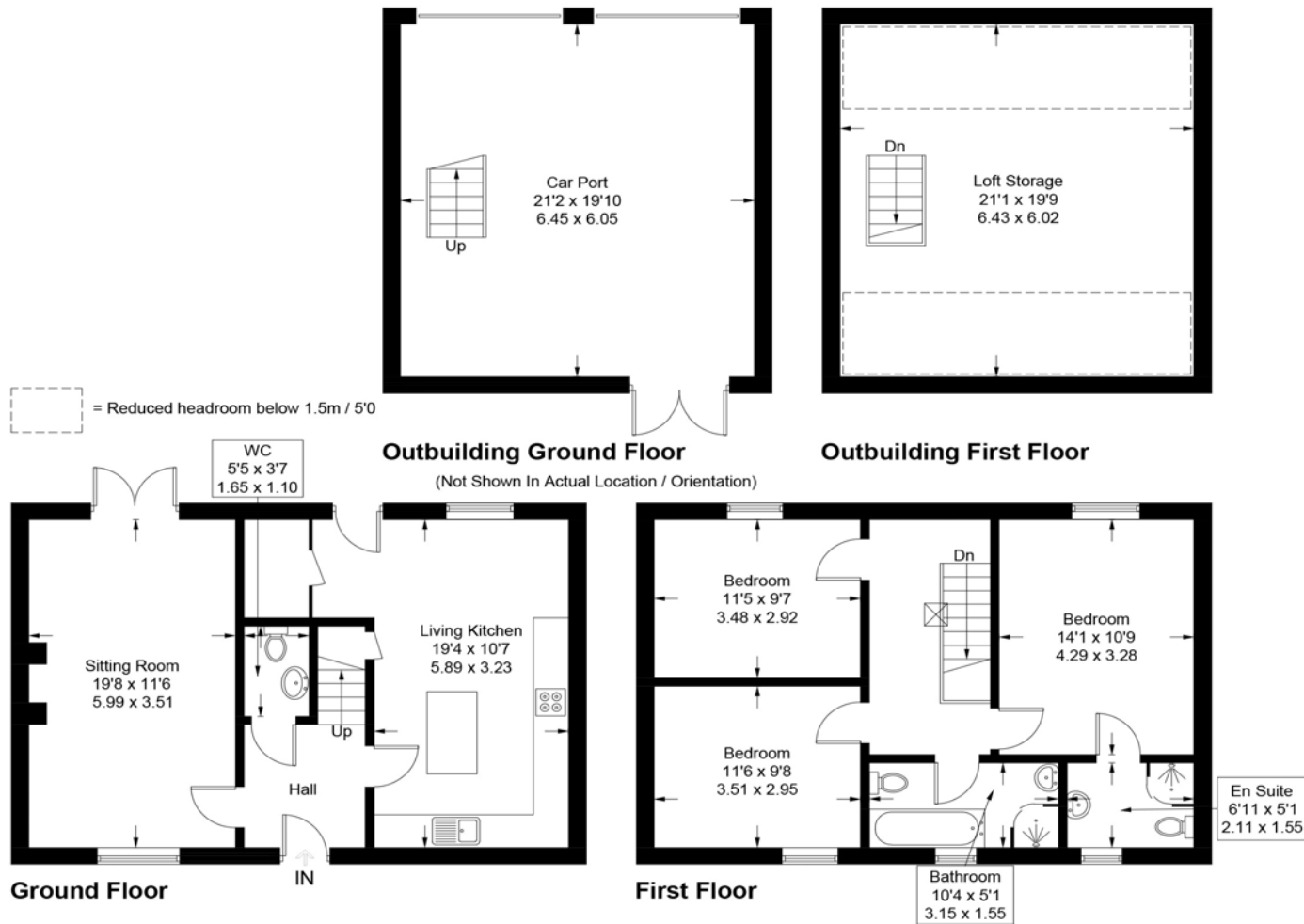
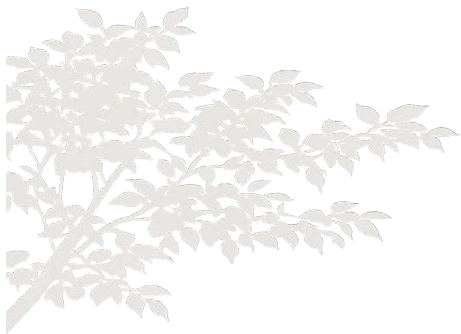


Illustration for identification purposes only, measurements are approximate, not to scale.

A staircase rises from the reception hall to an attractive first-floor landing, creating a wonderful sense of space and light. The vaulted ceiling is enhanced by exposed timber beams and a rooflight, allowing natural light to filter into the space, whilst a turned timber balustrade overlooks the stairwell below. The landing serves as an appealing central hub linking the bedroom accommodation.





The principal bedroom is a delightful double bedroom of generous proportions, distinguished by its impressive vaulted ceiling and exposed timber trusses which create a wonderful sense of space and character. A sash-style window overlooks the gardens, whilst the room provides ample space for freestanding furniture. The accommodation is further enhanced by a private en-suite shower.

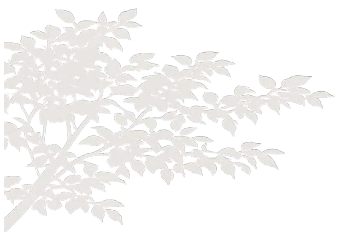
The en-suite shower room is well appointed and complements the character of the property, featuring a corner shower enclosure with tiled surrounds, cabinet wash hand basin, low-level WC and heated towel rail. A window provides natural light and ventilation, whilst exposed timber detailing and neutral finishes create a bright and practical space.



Guest Bedrooms

The property benefits from two attractive double guest bedrooms, both enjoying the character and charm that is evident throughout the house. Exposed timber beams and vaulted ceilings create a wonderful sense of space, whilst deep-set windows provide natural light and pleasant views over the surrounding gardens and courtyard. The first guest bedroom is a generous double room featuring an impressive vaulted ceiling with exposed roof trusses and timbers. A sash-style window allows natural light to flood the room and there is ample space for freestanding bedroom furniture, making it an ideal guest bedroom or comfortable family room.

The second guest bedroom is equally appealing, offering well-proportioned double accommodation beneath a vaulted ceiling with exposed beams. A large window provides a bright and airy feel, whilst the room comfortably accommodates a double bed and additional furniture. Together, these bedrooms offer versatile and welcoming accommodation for family members and visiting guests alike.



House Bathroom

The house bathroom is beautifully appointed and combines traditional character with contemporary fittings. Positioned beneath a vaulted ceiling with exposed timber beams, the room enjoys a bright and airy feel, enhanced by a deep-set window which provides natural light and space for decorative planting.

Finished with attractive natural stone tiling to the floor and walls, the bathroom is fitted with a panelled bath featuring traditional-style chrome fittings and hand-held shower attachment, together with a separate corner shower enclosure. A pedestal wash hand basin and low-level WC complete the suite.

The combination of exposed timbers, quality fittings and tasteful finishes creates a stylish and practical family bathroom, well suited to both everyday use and visiting guests.





The property is approached via a shared gravelled courtyard which serves a small number of neighbouring properties and leads directly to a substantial covered car port providing generous sheltered and private parking, whilst also offering excellent space for bicycles, garden equipment and general storage.

A particular feature is the extensive boarded loft storage area above the car port. This highly practical space provides exceptional storage capacity for seasonal items, sporting equipment and household belongings, complementing the main accommodation and adding considerable versatility to the property.

The combination of ample covered parking and extensive overhead storage creates a practical and valuable addition to the property.



Gardens & Setting

Occupying a delightful position within an exclusive courtyard development in the former grounds of the Hornby Castle Estate, the property enjoys a peaceful setting amongst a small collection of characterful stone-built homes. Whilst the shared courtyard provides an attractive approach, it is beyond the covered car port and through the wrought iron gate that the true appeal of the property begins to unfold.

Passing through the gate, one is immediately struck by the sense of privacy and seclusion. The front walled garden is beautifully enclosed by mature planting, creating a sheltered and tranquil environment that feels wonderfully detached from the courtyard beyond. A stone pathway crosses through the well stocked planted borders with ornamental shrubs, flowering perennials and specimen trees, whilst formal box hedging provides structure and definition to the garden. The established gardens create a picturesque setting and provide an attractive outlook from the principal accommodation.

The principal garden lies to the rear and is a particular feature of the property. Enjoying a high degree of privacy, it has been thoughtfully landscaped to create a series of interconnected outdoor spaces, ideal for both relaxation and entertaining. A generous stone-flagged terrace provides an excellent area for al fresco dining and summer gatherings, whilst pathways lead through beautifully stocked borders filled with an abundance of ornamental shrubs, mature specimen trees and seasonal planting.

Formal box hedging and clipped topiary introduce structure and year-round interest, complementing the more informal planting and creating a wonderful balance between traditional garden design and cottage garden charm. Enclosed by attractive stone walls and softened by established planting, the gardens feel both private and secluded, providing a natural extension of the living accommodation.

Overall, the property enjoys a rare combination of an exclusive courtyard setting and exceptionally private gardens, creating a peaceful and highly appealing village home within the historic grounds of the Hornby Castle Estate.







LOCATION



HORNBY

Nestled on the edge of Wensleydale between the thriving market towns of Bedale and Leyburn, Hornby is one of North Yorkshire's most picturesque villages. Rich in history and surrounded by beautiful countryside, the village is best known for the magnificent Hornby Castle, whose origins date back to the 14th century and whose historic parkland continues to define the character of the area.

Despite its tranquil rural setting, Hornby is a vibrant and well-connected village with a strong sense of community. The village benefits from an active local community, whilst everyday amenities can be found nearby in Bedale, including supermarkets, independent shops, cafés, restaurants and professional services.

The market town of Leyburn, known as the gateway to Wensleydale, is also within easy reach. The surrounding countryside provides outstanding opportunities for walking, cycling and outdoor pursuits, with the Yorkshire Dales National Park, Nidderdale National Landscape and the wider Yorkshire countryside all readily accessible. For commuters, the A1(M) lies within convenient reach, providing excellent connections to Harrogate, York, Leeds, Teesside and the wider motorway network.

Combining historic charm, a welcoming village atmosphere and excellent accessibility, Hornby offers an enviable lifestyle in one of North Yorkshire's most attractive rural locations.

EDUCATION

The village is well placed for access to a number of highly regarded schools in both the state and independent sectors. These include schools in Bedale, Richmond and Leyburn, together with several independent schools, within comfortable travelling distance.

SPORTS AND RECREATION

Hornby is ideally positioned for those who enjoy an active outdoor lifestyle, with the beautiful landscapes of Wensleydale and the surrounding countryside providing endless opportunities for walking, cycling, horse riding and country pursuits. A network of public footpaths, bridleways and quiet country lanes radiates from the village, allowing residents to explore the area directly from their doorstep.

The nearby market towns of Bedale, Richmond, Leyburn and Masham offer an excellent range of sporting and recreational facilities, including rugby, cricket and football clubs, tennis courts, fitness centres and swimming pools. Golfers are particularly well served, with a number of highly regarded courses in the surrounding area, including Richmond Golf Club and Bedale Golf Club.

The Yorkshire Dales National Park is within easy reach and provides some of the finest walking, cycling and outdoor pursuits in the country. Whether enjoying a round of golf, exploring the extensive network of local footpaths and bridleways, or discovering the dramatic scenery of the Dales, Hornby provides an excellent base from which to enjoy North Yorkshire's outstanding recreational opportunities.

ROAD NETWORKS

Despite its peaceful rural setting, Hornby is exceptionally well placed for access to the region's principal road networks. The village lies just a short drive from the A1(M), providing convenient links north towards Scotch Corner, Durham and Newcastle, and south towards Ripon, Harrogate, Leeds and the wider national motorway network.

The nearby market towns of Bedale, Richmond and Leyburn are all readily accessible, whilst the historic city of York, the spa town of Harrogate and the commercial centres of Teesside can be reached comfortably by road. For those travelling further afield, the A66 at Scotch Corner provides an important east-west route linking the North-East with Cumbria and the Lake District.

TRAIN LINKS

Whilst enjoying a peaceful rural setting, Hornby is well placed for access to a number of railway stations offering regular services throughout the region and beyond. The nearest mainline station is at Northallerton, approximately 11 miles away, providing direct services on the East Coast Main Line to London King's Cross, York, Newcastle and Edinburgh.

Stations at Thirsk and Leeming Bar (on the heritage Wensleydale Railway) are also within easy reach. For those travelling for business or leisure, the excellent rail connections from Northallerton and Darlington provide convenient access to many of the country's principal commercial centres, making Hornby an ideal location for those seeking a balance between rural living and accessibility.

Other nearby stations include Northallerton and Harrogate, each providing routes across Yorkshire and connections to wider national networks. Northallerton also sits on the East Coast Main Line and offers additional high-speed services, while Harrogate provides regular trains to Leeds, York, and London.

AIRPORTS

Hornby is conveniently positioned for access to several regional and international airports. Teesside International Airport is approximately 25 miles away and offers a growing range of domestic and European destinations, making it ideal for both business and leisure travel. Leeds Bradford Airport is approximately 45 miles distant and provides an extensive selection of UK, European and international flights. Newcastle International Airport can also be reached in around an hour, offering a comprehensive range of domestic, European and long-haul destinations.

For international travellers, Manchester Airport, one of the UK's largest airports, is approximately 90 miles away and provides direct connections to destinations worldwide.



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, and water. Shared septic tank. 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: Bedale 5 miles, A1(M) 7 miles, Masham 10 miles, Leyburn 10 miles, Northallerton 11 miles, (All mileages are approximate)



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