



Northgill Moor Road, Bellerby, Leyburn, North Yorkshire, DL8 5QY



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QUALITY, STYLE & BEAUTY: SUBLIME CHARACTER & GREAT VIEWS: Large 180sqm (1,937sqft) of beautifully presented living space with Private SOUTH FACING GARDENS & VIEWS. Up to 4 Double BEDROOMS with 6.42m x 5.61m max overall (21'0" x 18'4") KITCHEN, DINING & DAY ROOM, elegant SITTING ROOM, fabulous HALL & CLOAKS/WC. Large 3.67m (12'0") 'House' BATH & SHOWER ROOM, DRESSING ROOM & EN SUITE. Extensively Refurbished since 2023.

Features include partial under-floor heating, gas central heating & double-glazed sash windows, column radiators, Pine doors with latch furniture, GARAGE with Mezzanine, 3-vehicle PARKING & EV Charging Point....Plus ENERGY EFFICIENT: Index-linked 'Feed In Tariff' from SOLAR PANELS with last income (2025) producing £2,936 Northgill is VERY SPECIAL: Trust us - seeing is believing.

VERY desirable village & accessible location: Local market towns include LEYBURN (Under 2 miles), RICHMOND 7 miles & BEDALE 13 miles, & A1(M) at Scotch Corner about 12 miles. Darlington mainline station 20 miles (LONDON Kings Cross about 2 hours 20 minutes).

£650,000



Vaulted PORCH/BOOT ROOM 2.60m x 1.59m (8'6" x 5'2")

Including bespoke built-in coats cupboards & drawers, & with attractive stone flagged flooring.

Fabulous RECEPTION AREA 3.27m x 3.22m (10'8" x 10'6")

Gorgeous stone flagged flooring with under-floor heating, panelled walls & ceiling beam. Staircase to first floor.

SITTING ROOM (VIEWS) 6.65m x 3.58m (21'9" x 11'8")

Gorgeous stone flagged flooring with under-floor heating & elegant stone fireplace with Chesneys wood-burning stove, brass tiles & ceiling beams. Window to front & patio doors to rear - south.

KITCHEN, DINING & DAY ROOM (Views) 6.42m x 5.61m overall (21'0" x 18'4" overall)

A lovely L-shaped South facing room with lovely views & comprising:

DINING AREA 3.66m x 3.27m (12'0" x 10'8")

Wide timber flooring, ceiling beam & down-lighting. Open to:

Vaulted KITCHEN (South & Views) 6.42m x 3.86m max

Light-filled & fitted with a range of units with hardwood worktops & twin Belfast sinks, fire surround recess with electric cooking range, space for fridge & plumbing for dishwasher & washing machine. Shelved nook, ceiling beam & down-lighting. 2 windows (& 2 Velux windows) to rear, & patio doors to outside.

STORE & WASHROOM/WC

Deep under-stair STORAGE AREA with light point & separate WASHROOM with 'floating' washbasin & WC, tiled floors/walls and stained glass door.

FIRST FLOOR LANDING (VIEWS)

Light filled & 6.63m (21'9") long with windows to front & rear. Built-in cupboard housing Worcester 'combi' gas boiler. Stairs to upper floor.

OFFICE/BEDROOM 4 (VIEWS) 2.81m x 2.65m (9'2" x 8'8")

Crucial Trading bespoke handmade carpet & window to front.

Double BEDROOM 1. 4.12m x 3.27m (13'6" x 10'8")

Designer Guild wallpaper, window to front & double doors to:

DRESSING ROOM (VIEWS) 3.27m x 2.44m (10'8" x 8'0")

Including bespoke built-in wardrobes & drawers. Designer Guild wallpaper & window to rear.

'House' BATH & SHOWER ROOM 3.67m x 2.63m (12'0" x 8'7")

Beautifully finished with 2 showers, claw-foot roll-top bath, walk in glazed shower cubicle, vanity washbasin & WC and all brass fittings. Attractive panelling & flooring, down-lighting & window to rear.

UPPER FLOOR LANDING

Double BEDROOM 2 (VIEWS) 5.29m x 3.57m overall (17'4" x 11'8" overall)

Plus deep built-in wardrobe/cupboard & plus 1.39m (4'6") deep eaves storage. Window to front & door to:

EN SUITE SHOWER ROOM 1.70m x 1.60m (5'6" x 5'2")

Included in bedroom measurements. Eye-catching finish with shower cubicle, 'floating' washbasin & WC. Attractive wall & flooring. Tiling with brass/gold finish.

Double BEDROOM 3 (VIEWS) 5.29m x 3.28m (17'4" x 10'9")

Plus deep eaves storage. Part panelled & with window to front.

BEDROOM 4. 2.81m x 2.65m (9'2" x 8'8")

See OFFICE/BEDROOM 4 above.

OUTSIDE FRONT

Stone boundary wall & gravelled 3-vehicle driveway with external EV charging point & leading to:

Integral GARAGE & MEZZANINE 4.59m x 2.38m (15'0" x 7'9")

Plus mezzanine storage floor (3.36m x 2.38m/11'0" x 7'9"). Light, power & PV solar inverter.

OUTSIDE REAR (SOUTH)

Fabulous PRIVATE SOUTH FACING GARDENS with wonderful al fresco areas & great views over Bellerby Beck with grazing land beyond. Lawn with established shrub & flower borders & beds.

NOTES

(1) Index-linked 'Feed In Tariff' income until October 2036 - Total for 2025 was £2,936.44.

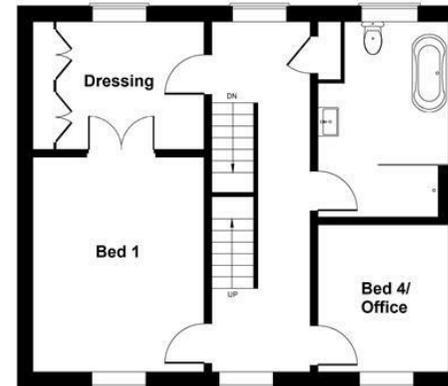
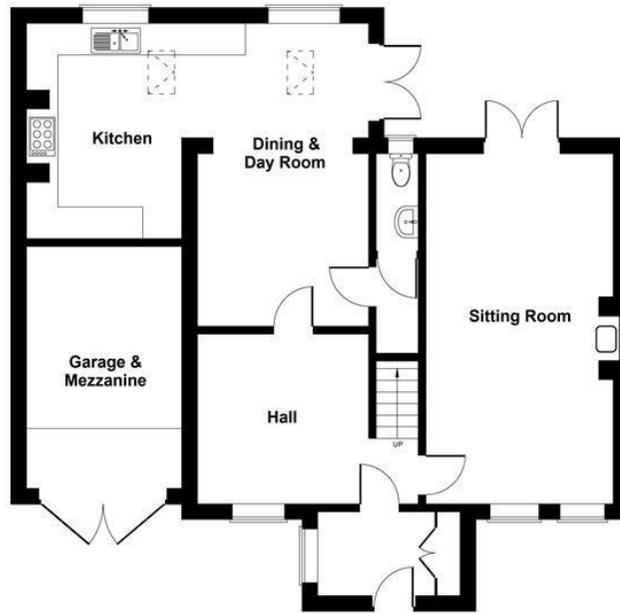
(2) Council Tax Band: F

(3) Solar Panels, Gas Central Heating, mains Water, Electricity, Gas & Drainage.

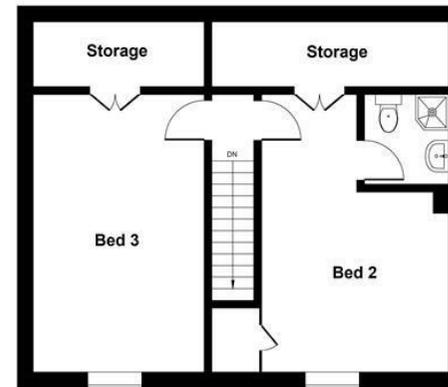
(4) EPC C-73







FIRST FLOOR



UPPER 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.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	98
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
73	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC