



School House Hackforth, Bedale, DL8 1PE  
£495,000



## School House Hackforth, Bedale, DL8 1PE

A VERY, VERY DESIRABLE 3 Double BEDROOM HOME with Large GARDENS, Double GARAGE & wonderful VIEWS. Fabulous 5.81m x 3.93m (19'0" x 12'10") GARDEN ROOM, 5.12m (16'9") KITCHEN/DINING ROOM, SITTING ROOM, OFFICE & CLOAKS/WC; 3 Double BEDROOMS & BATH & SHOWER ROOM – space to create an EN SUITE. Wonderful GARDENS, & VEGETABLE & FRUIT GARDEN. Upgraded by the current owners between 2019 & 2024 (Kitchen, Garden Room, Bathroom, Windows, new Washroom/WC, Multi-fuel Stove, etc.) Hackforth is a picturesque village just over 4 miles from Bedale (The gateway to the Dales), 9 miles from historic Richmond, & 10 miles from Leyburn. Scotch Corner & A66 about 12 miles, mainline station at Northallerton 10 miles – London Kings Cross 2 hours 20 minutes. The village enjoys a tranquil rural setting with the Greyhound pub & a vibrant village hall.

### GARDEN ROOM 5.81m x 3.93m max (19'0" x 12'10" max)

A fabulous light-filled room ideal for enjoying the gardens & views. UPVC double-glazed with integrated blinds, radiator, lighting, power & roof lanterns. Glazed single & double doors to:

### KITCHEN/DINING ROOM 5.12m x 3.66m (16'9" x 12'0")

Fitted with a contemporary range of under-lit, soft-close wall & floor units, with rotary & larder units, & worktops with sink. 5-ring gas range (LPG), Bosch dishwasher & washing machine.

### INNER HALL

Staircase to first floor with store cupboard under. Feature UPVC double-glazed tall arched window to front.

### OFFICE 2.66m min x 2.56m (8'8" min x 8'4")

UPVC double-glazed window to front with pleasant views.

### CLOAKS/WC 1.40m x 0.96m (4'7" x 3'1")

Washbasin & WC.

### SITTING ROOM 6.41m x (3.32m min) 3.90m (21'0" x (10'10" min) 12'9")

Fireplace with cast multi-fuel stove on flagged hearth with Oak mantle, UPVC double-glazed windows to front & rear.

### FIRST FLOOR LANDING

Feature UPVC double-glazed tall arched window to front.

### STORE 1.70m x 1.08m (5'6" x 3'6")

Light point & radiator.

### Double BEDROOM 1 (VIEWS) 4.63m x 3.76m (15'2" x 12'4")

Including a range of limed Oak fitted wardrobes. NB: Space to create an EN SUITE.

### NB en suite

Space to create an EN SUITE.

### Double BEDROOM 2 (VIEWS) 4.37m x 3.41m min (14'4" x 11'2" min)

UPVC double-glazed window to rear with lovely views.

### Double BEDROOM 3 (VIEWS) 3.32m x 2.98m (10'10" x 9'9")

UPVC double-glazed window to front with lovely views.

### BATH & SHOWER ROOM 2.61m x 2.38m (8'6" x 7'9")

Panelled bath with mixer-shower head, separate shower cubicle, inset washbasin & WC with built-in cupboards. UPVC double-glazed window to front with pleasant views.

### OUTSIDE

Extensive driveway & parking leading to:

### DOUBLE GARAGE/WORKSHOP 5.65m x 5.50m (18'6" x 18'0")

Strip-lighting & power, side door & window.

### REAR GARDENS VIEWS

Large lawned garden with flower/shrub borders & lovely open views. Greenhouse.

### VEGETABLE & FRUIT GARDEN

Enclosed with Asparagus beds, vegetable area, soft fruits, Apples, Plum & Pear trees.

### NOTES

PLEASE NOTE THAT THE LOCAL PRIMARY SCHOOL IS NOW CLOSED

- (1) Freehold
- (2) Council Tax Band: E
- (3) EPC: D
- (4) Full-Fibre Broadband

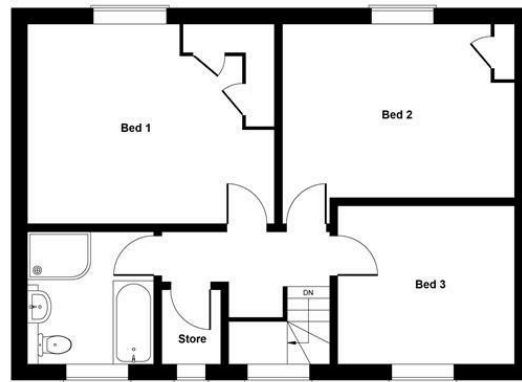
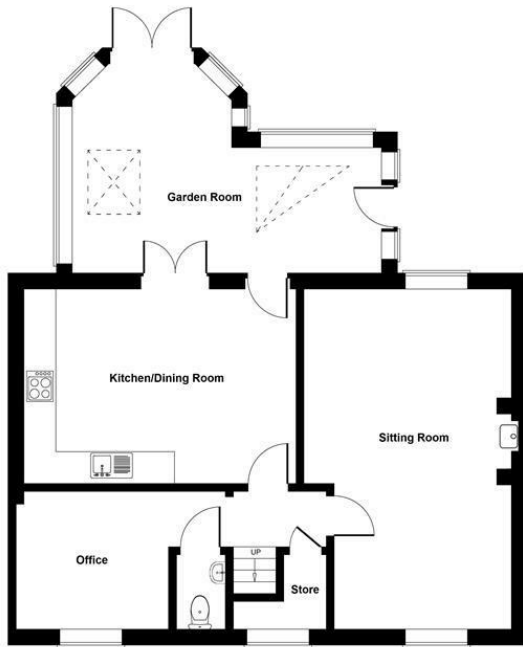


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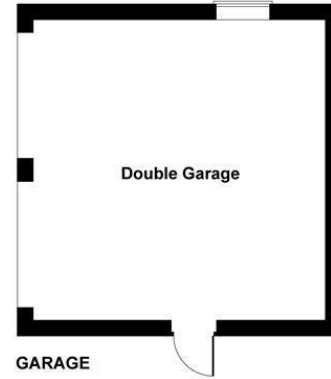
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.

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FIRST FLOOR



GARAGE

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive  
2002/91/EC



Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		

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