LYNGARTH FARM

Bedale



LYNGARTH FARM

A comprehensively renovated three-bedroom detached farmhouse with gardens and parking within walking distance of Bedale town centre

A1(M) 2 miles • Northallerton 8.5 miles • Darlington 21.5 miles
Harrogate 26 miles • York 36 miles

Staircase hall • kitchen • dining room • sitting room • wc • garage conversion/family room

3 bedrooms • shower room

Double car port • store

Substantial gardens to all sides

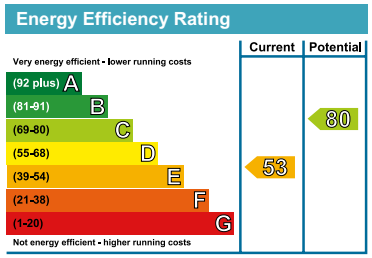
For Sale Freehold

Blenkin & Co

ESTABLISHED 1992

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Lyngarth Farm, Exelby Road, Bedale, DL8 2ER

Approximate Gross Internal Floor Area

116.6 SQ M / 1255 SQ FT

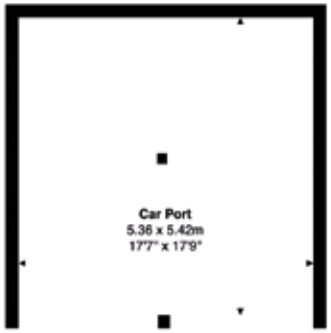
(excluding store, car port)

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.





First Floor
Gross Internal Area: 46.7 m² ... 503 ft²



Car Port
Gross Internal Area: 29.0 m² ... 313 ft²



Store
Gross Internal Area: 3.0 m² ... 32 ft²



Ground Floor
Gross Internal Area: 69.9 m² ... 752 ft²

City Country Coast

Lyngarth Farm is a traditional detached farmhouse occupying an edge-of-town position. Built in 1955, the property has been comprehensively renovated throughout and is beautifully presented, with a new kitchen, refitted shower room and wc.

The house provides well-proportioned three-bedroom accommodation arranged over two floors, extending to some 1,255 sq ft, together with substantial established gardens.

- 1,255 sq ft arranged over two floors
- Traditional detached three-bedroom farmhouse
- Comprehensively renovated throughout
- New kitchen and refitted shower room and wc
- Substantial established gardens to all sides
- Private driveway and double car port
- Edge-of-town location
- Planning permission granted for single storey side extension, two storey side extension, oak frame porch and oak frame double garage with room above



Tenure: Freehold

EPC Rating: E

Council Tax Band: D

Services & Systems: All mains services to the property

Fixtures & Fittings: All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Local Authority:
North Yorkshire Council
www.northyorks.gov.uk

Money Laundering Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.




CGI enhanced





The ground floor is entered through a useful rear porch, which provides access to the wc, store and former garage, now converted to create a flexible additional room.

The new kitchen is fitted with a range of units and incorporates an oil-fired Esse, which also provides the central heating. The adjoining dining room has a broad bay window overlooking the front garden and enjoys good natural light.

Across the staircase hall, the sitting room has a further bay window overlooking the garden and a multi-fuel stove providing a focal point. The hall provides access to the front of the house and connects the principal ground-floor rooms.

On the first floor are three bedrooms, comprising two doubles and a single, together with a newly refitted shower room with shower enclosure, wc, wash basin and vanity unit.

Outside

Lyngarth Farm is approached by a short private driveway providing parking for several vehicles and access to the double car port.

The farmhouse stands within substantial, established gardens extending to all sides of the house. Principally laid to lawn, the gardens are complemented by mature shrubs, established trees, extensive fruit trees and a variety of flowering plants, creating an attractive setting and providing a good degree of privacy.


CGI enhanced









Environs

Lyngarth Farm is situated on the edge of Bedale, within walking distance of the town centre. The market towns of Northallerton, Ripon, Masham and Thirsk are all within reach, while York and Harrogate provide a wider range of shopping, leisure and cultural facilities.

Thirsk Railway Station, approximately 15 minutes away by car, provides services on the East Coast Main Line, including connections to London King's Cross and Edinburgh Waverley.

A number of independent schools are accessible from the property, including Cundall Manor, Queen Ethelburga's and Ampleforth College.

Directions

As you enter Bedale from the South, Lyngarth Farm is the first property on the left hand side as denoted by the For Sale Board.

What3words: ///political.coveted.approach

Viewing

Strictly by appointment.





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The Yorkshires. Residential Real Estate Award Winner 2024

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