



2.6 Miles From Bedale, North Yorkshire, DL8 1EQ
£395,000

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EVERY ONCE IN A WHILE, Something Extraordinary Comes Along - A remarkable creation, a rare find & a unique opportunity. This 'beyond exceptional' restored conversion is an amazing home for discerning owners.

Fabulous 9.21m x 6.73m (30'2" x 22'0") main LIVING AREA & stunning 5.80m x 4.74m (19'0" x 15'6") KITCHEN/DINING ROOM (6.10m /20'0" vaulted ceiling), 3 character EN-SUITE BEDROOMS & beautiful GALLERIED LANDING with feature Oculus Window. Screened stone-flagged PATIO COURTYARD. Finished with the highest quality fixtures & fittings. For Sale with NO ONWARD CHAIN.

The exceptional detail is evident throughout with a wealth of amazing eye-catching & original features, & 'Secret' doors! Previously a very successful holiday let which has also featured as 'Heavenly Haven' in Caroline Quentin's 2023 Derelict Rescue TV show.

A1(M) under 2 miles - Scotch Corner (& A66 Trans Pennine Route) 12 Miles, & Northallerton mainline station 7 miles – LONDON, Kings Cross about 2 hours & 20 minutes.

PORCH 1.64m x 1.20m (5'4" x 3'11")

Original front door, Victorian tiled floor & 2 side windows.

Fabulous Main LIVING AREA 9.21m x 6.73m (30'2" x 22'0")

Amazing 3.51m (11'6") decorative moulded ceiling (echoing the oculus window), bespoke staircase made from the original church pews with Italian wrought iron spindles, exposed truss beams, timber flooring, handmade cast iron lighting & ironmongery. Restored alter with raised lectern, original wrought iron surround & rear screen divide, 6 arched windows & the focal circular stone mullioned oculus window.

Stunning KITCHEN/DINING ROOM 5.80m x 4.74m (19'0" x 15'6")

6.10m /20'0" vaulted ceiling & fitted with lovely bespoke Oak kitchen units, cupboards & large island unit with Quartz worktop & inset twin Belfast sink. Integrated Bertazzoni range (2 ovens & gas hob), fridge, freezer, dishwasher & washing machine. Victorian fireplace with wood-burning stove, church-pew bench, timber flooring & feature windows. Door to outside & 'bookshelf door' to:

Double BEDROOM 3. 4.58m x 1.83m (15'0" x 6'0")

Built-in double bed with ergonomic under-storage. Window to rear & French doors to rear patio area. Secret doors to:

En-Suite SHOWER ROOM 2.25m x 1.49m (7'4" x 4'10")

Full-width shower cubicle with rainfall shower, Burlington sink with under-drawer & WC. Italian marble flooring, heated towel rail & side window.

'PLANT' CUPBOARD

Baxi gas fired boiler, pressurised hot-water cylinder & under-floor heating manifold.

FIRST FLOOR

MEZZANINE LANDING

The first-floor mezzanine level was created by the owner providing 2 further double en-suite bedrooms:

Double BEDROOM 1 & EN-SUITE 6.16m x 2.99 max overall (20'2" x 9'9" max overall)

Free-standing Trafalgar Copper bath on Italian marble plinth, Burlington sink set in bespoke contoured Oak vanity unit & WC. Timber flooring, heated towel rail & heritage skylight.

Double BEDROOM 2 & EN-SUITE 6.16m x 2.98 max overall (20'2" x 9'9" max overall)

Free-standing Trafalgar Copper bath on Italian marble plinth, Burlington sink set in bespoke contoured Oak vanity unit & WC. Timber flooring, heated towel rail & heritage skylight.

Double BEDROOM 3. 4.58m x 1.83m (15'0" x 6'0")

See above

OUTSIDE

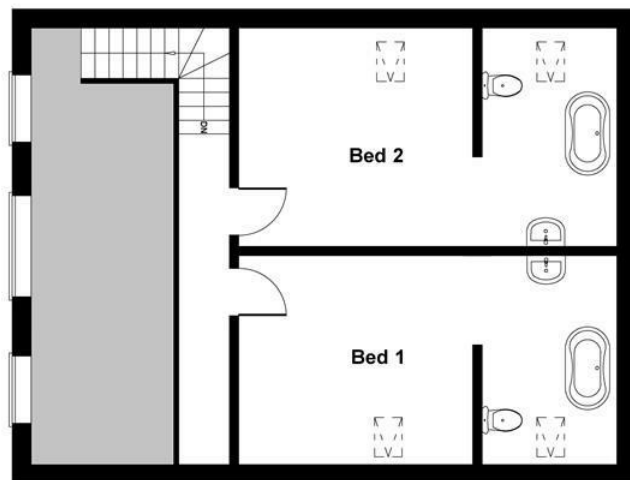
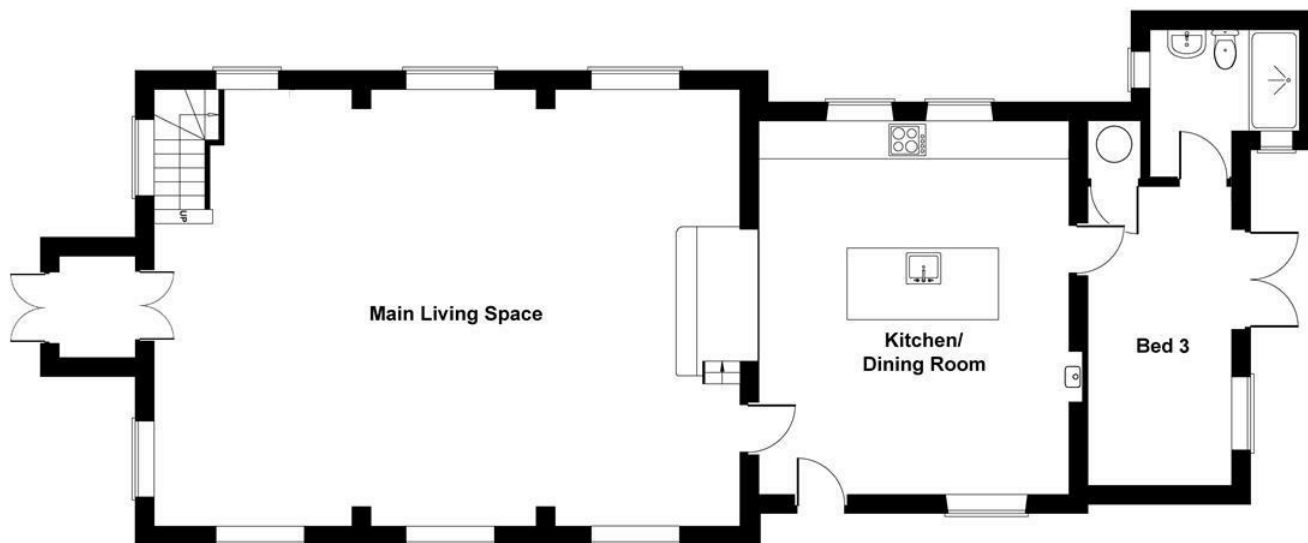
Low stone wall with cast iron railing & gate. Stone-flagged pathway to rear, screened patio courtyard with outside lighting.

NOTES

- (1) Address: Leeming Methodist Church, Roman Road, Leeming, DL7 9SN
- (2) Freehold
- (3) Council Tax Band: E
- (4) Mains Electricity, Gas, Water & Drainage
- (5) EPC: 69-C
- (6) Gas Central Heating: Under-floor heating to ground floor



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FIRST 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.
Produced by Potterplans Ltd. 2026

Energy Efficiency Rating

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

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

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

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