



# The Willows

Lumley Lane, Kirkby Fleetham, Northallerton, North Yorkshire, DL7 0SH



Robin Jessop

# AN ATTRACTIVE DETACHED FAMILY HOUSE WITH DELIGHTFUL LANDSCAPED GARDENS & AMPLE DRIVEWAY PARKING

- Spacious Detached Family House
- Well Presented Throughout
- Four Double Bedrooms
- Large Living Room & Orangery
- Private Driveway with Ample Parking
- Professionally Landscaped Gardens
- Accessible Village Location
- Guide Price: Offers In Excess of £575,000

## SITUATION

Bedale 6 miles. Northallerton 7 miles. Richmond 10 miles. Teesside 25 miles. York 29 miles. (All distances are approximate)

The Willows is situated within the rural village of Kirkby Fleetham. The property is nicely set back off Lumley Lane, providing both privacy and accessibility. The Village benefits from several amenities including a village hall which runs regular clubs and events and a well-regarded public house with restaurant and hotel.

The property is also within easy commuting distance to the popular market towns of Northallerton, Bedale and Richmond, which offer a much wider range of amenities and shops. The property provides easy access to the A1 motorway via the service road at junction 51 at Leeming Bar and junction 52 at Catterick.

The proximity to the A1(M) Interchange brings larger centres such as Newcastle, Leeds, Harrogate and York within reasonable commuting distance.



## DESCRIPTION

The Willows comprises an attractive detached house which was built in 1988 using reclaimed brick. It is well positioned within a generous plot in the centre of Kirkby Fleetham. The property features high quality fixtures and fitting throughout and is fully double glazed and has oil fired central heating.

The property is entered into via a welcoming reception hall providing access to the ground floor rooms and with a staircase leading to the first floor. This is usefully fitted with bespoke shelving and cupboards. Leading through to the left is the large living room with views across the front garden and village green. This room has a painted fireplace which is currently sealed, but it could be opened again and a log burning stove installed. Off the living room is the impressive Orangery which is fully glazed and has sliding doors out to a covered veranda with views of the garden.

Leading through is the breakfast area which is currently used as a dining room and is located just off the kitchen, which features a good range of fitted wall and base units together with integral appliances. These include a tall freezer, two fridges, a dishwasher, washing machine and a tumble dryer. There is also a Rangemaster cooker with Gas burners and French doors leading out to the patio at the rear. Usefully, completing the ground floor is a compact shower room.

To the first floor there are a total of four double bedrooms, each of which has fitted furniture and enjoys a pleasant outlook. The main bedroom is vaulted with exposed beams and eaves storage together with an ensuite shower room. There are two further bathrooms including a shower room and the house bathroom with WC, basin, bath and shower cubicle.

Externally, the property is complemented by a low maintenance garden at the front with the main garden at the rear. There is ample parking on the resin driveway for several vehicles with the property also having an EV charger. The garden has been beautifully landscaped and offers a mix of lawn, flower beds and established shrubs and trees. It is very private and adjacent open countryside with electric gates providing access at the side.

Overall, the Willows would make an excellent family home in a popular and accessible village location. An early viewing is advised.

## GENERAL REMARKS & STIPULATIONS

### VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950

### OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.



## MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser, it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

## METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

## BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

## WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.

**///elevator.sonic.joints**

## FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

## AGENT NOTE

Whilst the access to the rear of the property is shared with the adjacent Gastro Pub, this does not impact on the amenity or privacy of the property.

## TENURE

Freehold with vacant possession.

## COUNCIL TAX

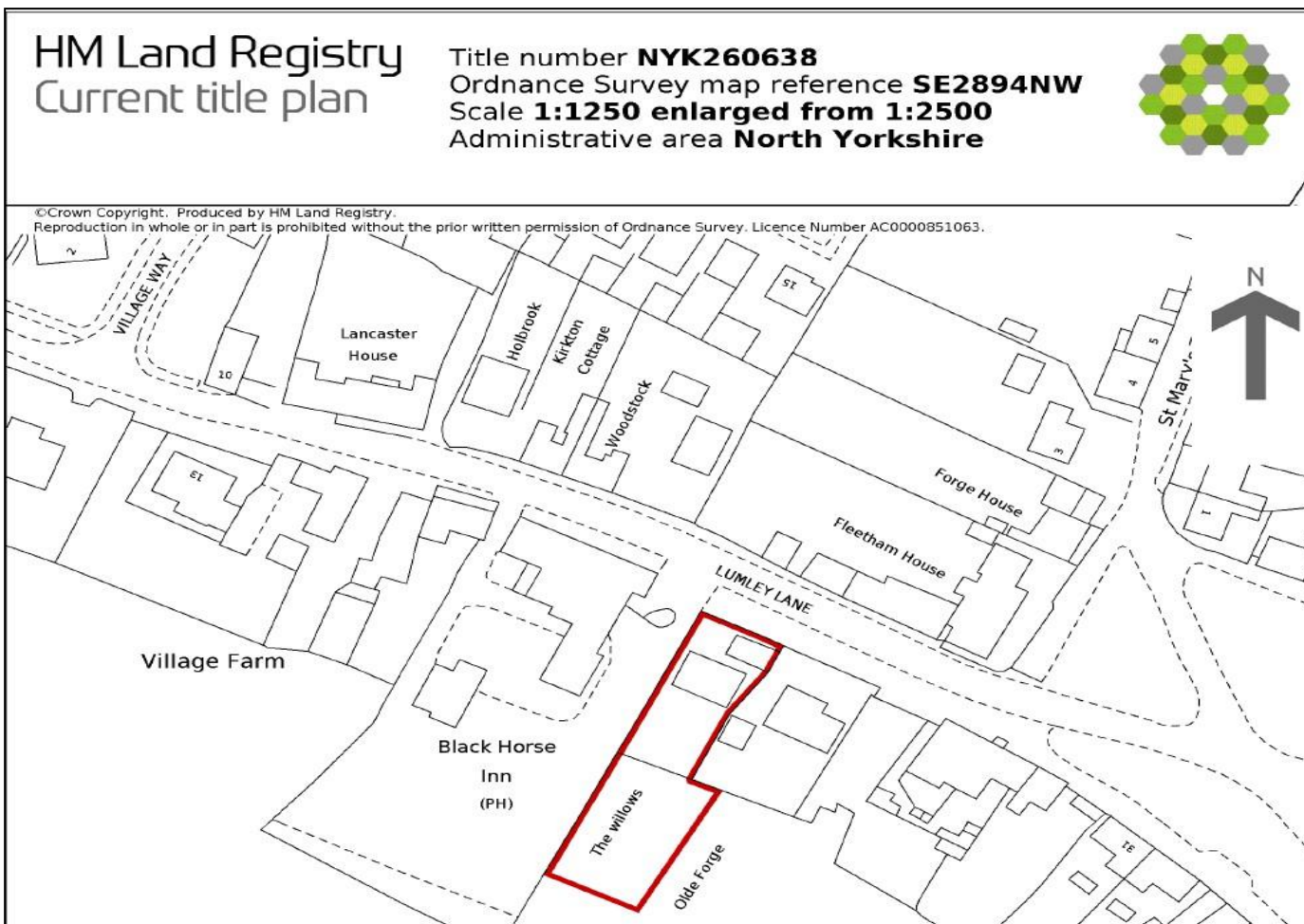
Band E.

## SERVICES

Mains electricity. Mains water. Mains drainage. Oil fired central heating. Broadband connection available.

## LOCAL AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD Tel: 01609 780780

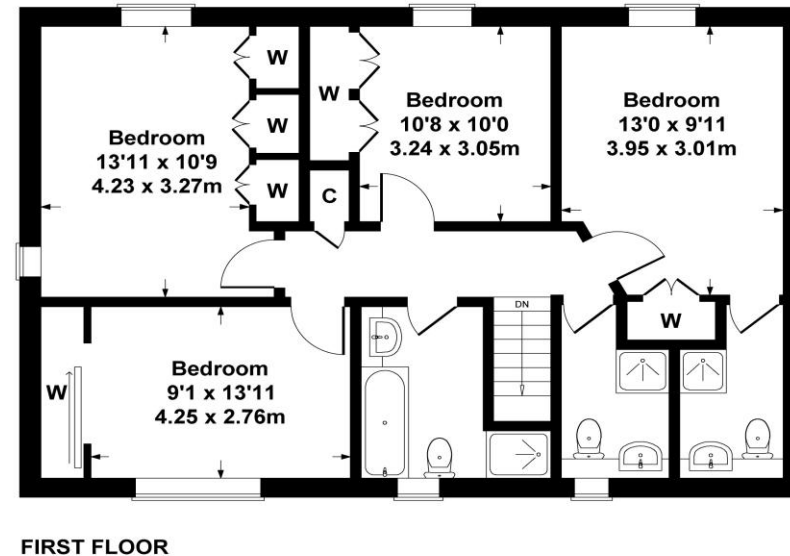
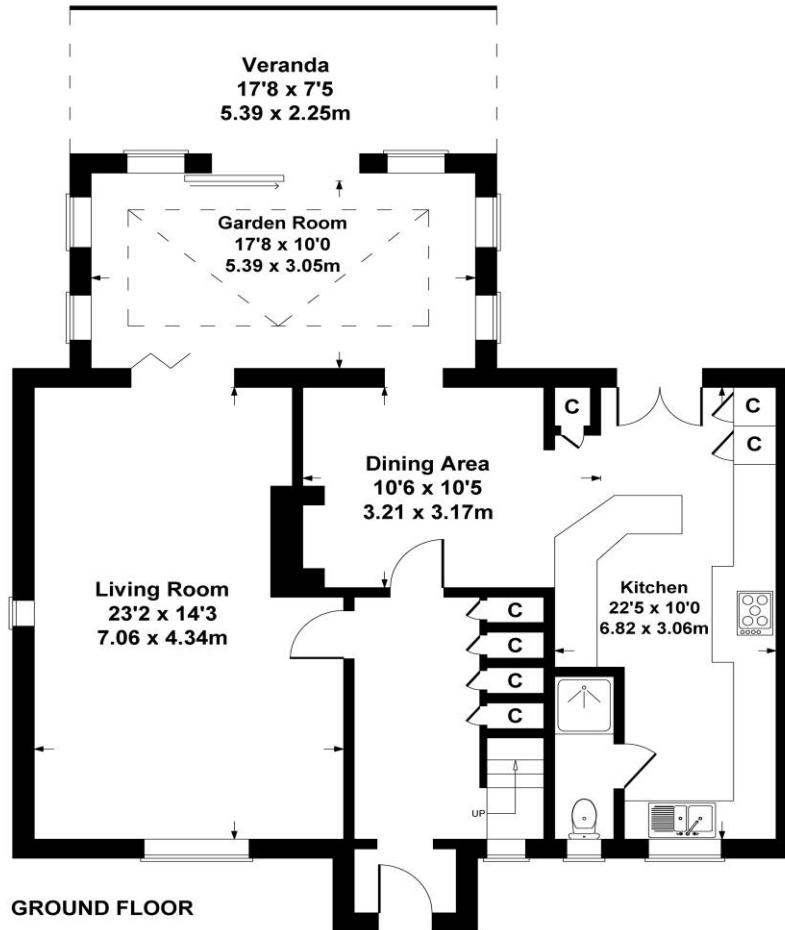


# The Willows, Kirkby Fleetham

Approximate gross internal area  
House 167 sq m - 1798 sq ft  
Total 167 sq m - 1798 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



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

Robin Jessop Ltd  
info@robinjessop.co.uk  
01969 622800  
01677 425950  
www.robinjessop.co.uk

Important Notice: Robin Jessop Ltd, their clients and any Joint Agents give notice that: They are not authorized to make or give any representations of warranties in relation to the property either here or elsewhere, on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning permission, building regulations or other consents. Where it is stated that there is planning potential, Purchasers must satisfy themselves with the Planning Authority or otherwise. Robin Jessop Ltd has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

