



One Acre Garth Barr Lane, Hambleton, YO8 9YD

In Excess of £450,000 (Guide Price £475,000)





- Large Four Bedroomed Detached Family House
- Double Garage and Driveway Parking
- Beautiful, Private Landscaped Rear Garden
- 173 Sq. M / 1862 Sq. Ft
- Mains Gas Central Heating System. Mains Electricity
- Mains Water. Mains Drainage
- FREEHOLD
- Brick Built Construction
- EPC Rating 'TBC' ()
- Council Tax Band 'E'



Walking through the arched porch and stepping into the entrance hall of this highly desirable family home you are immediately aware of the space around you. The open plan entrance hall leads upstairs with doors leading to the lounge, cloaks/w.c, separate dining room and entertaining dining kitchen. Attractive flooring leads you through the property with lighting to emphasise the space and large windows and glass doors for natural light.

The lounge runs through from the front to the back of the house with windows to both elevations. A modern gas fire creates a focal point in this room as well as providing heat on the chillier evenings.

The separate dining room offers space for formal dining with enough space for a large dining table this room also leads into via glass panelled door the garden room which is a fabulous extension to the property and a great space for relaxing and looking into the landscaped gardens at the rear of the property.

The entertaining and dining kitchen is impressive not only in size but in cupboard and worksurface space too – it will impress even the keenest of home cooks. With integrated dishwasher and space for fridge freezer, gas oven/hob and dining table this will become the heart of the family home. A useful utility room has been added on by the present owners to provide further storage space as well as space for washing machine and tumble drier.

Ascending the stairs to the first floor the galleried landing provides access to each of the well appointed bedrooms and family bathroom. The master bedroom features fitted wardrobes, bedside drawers and overhead storage. It also has an attractive shower room en-suite. Bedrooms two and three are both spacious double bedrooms whilst bedroom four is slightly smaller (currently used as a study) but would still be a great child's bedroom or nursery.

The family bathroom features white suite including panelled bath, walk in shower, toilet and pedestal wash basin.



Externally to the rear is the delightful, landscaped rear garden with raised seating area, patio area, lawned and planted borders to provide interest and colour. There is a koi pond as well as two greenhouses and shed which would stay with the property as well as gates to both sides to provide security for pets/small children. The rear garden also provides access to the double garage via a backdoor. There are three outside taps (two to the rear and one to the front) as well as outdoor sockets to the front and rear.

To the front is a lawned front garden with block paved path to the front door, driveway parking for multiple vehicles as well as access to the double garage via electric door. The property also features two cctv cameras to the outside of the property and alarm for security (the cctv might be on and recording during viewings outside only).

If you are looking for a large detached family home with double garage, ample parking and a good size rear garden within a sought after village location this one is not to be missed!

Property Information Disclaimer

The information in this property listing has been provided by the vendor and/or third-party sources. While we make every reasonable effort to ensure the accuracy of the information, we cannot guarantee its completeness or reliability, and no reliance should be placed on it as a statement of fact.

- Electric Vehicle Charger 1 pod point 9kWh.
- Heating system last serviced February 2026
- TPO's attached to beautiful mature trees in garden

We advise all prospective purchasers to:

- Verify the information independently before making any transactional decisions
- Conduct their own inspections, surveys and searches
- Seek independent legal and professional advice as appropriate.

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All viewing appointments to be arranged via JP Harll. If you require clarification on any point, then please contact us especially if you are travelling some distance to view.

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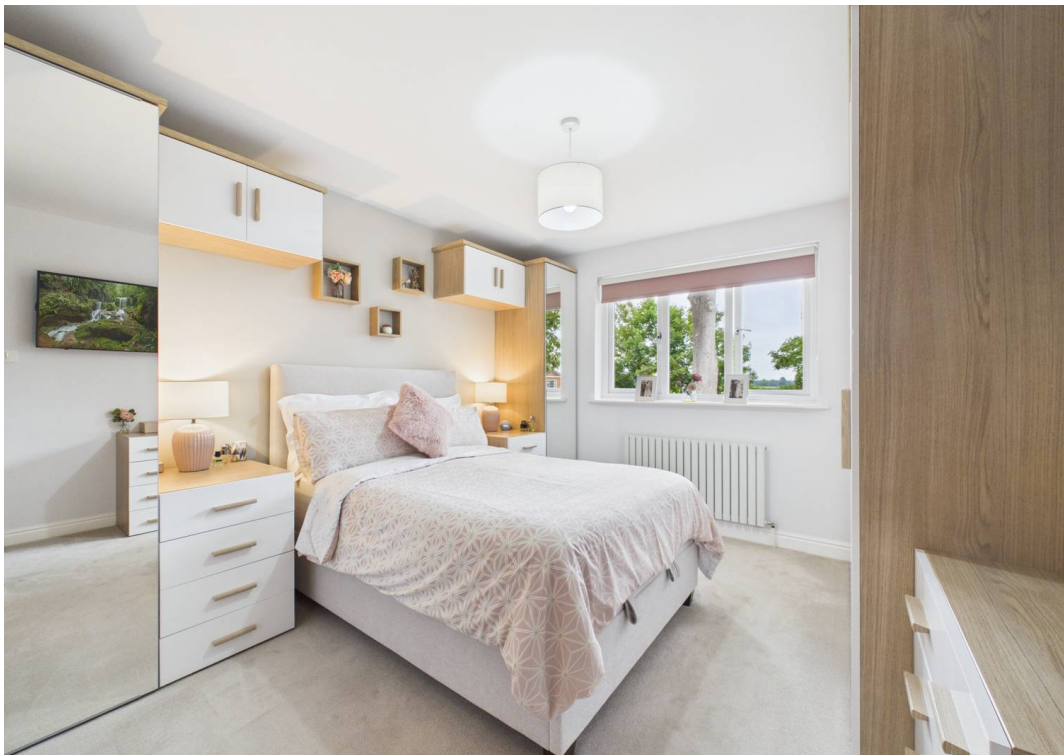
Our opening hours are Monday to Friday 9.00 to 17.30 and Saturdays 9.00 to 16.00

Should you wish to arrange a viewing, please contact us on 01757 709955

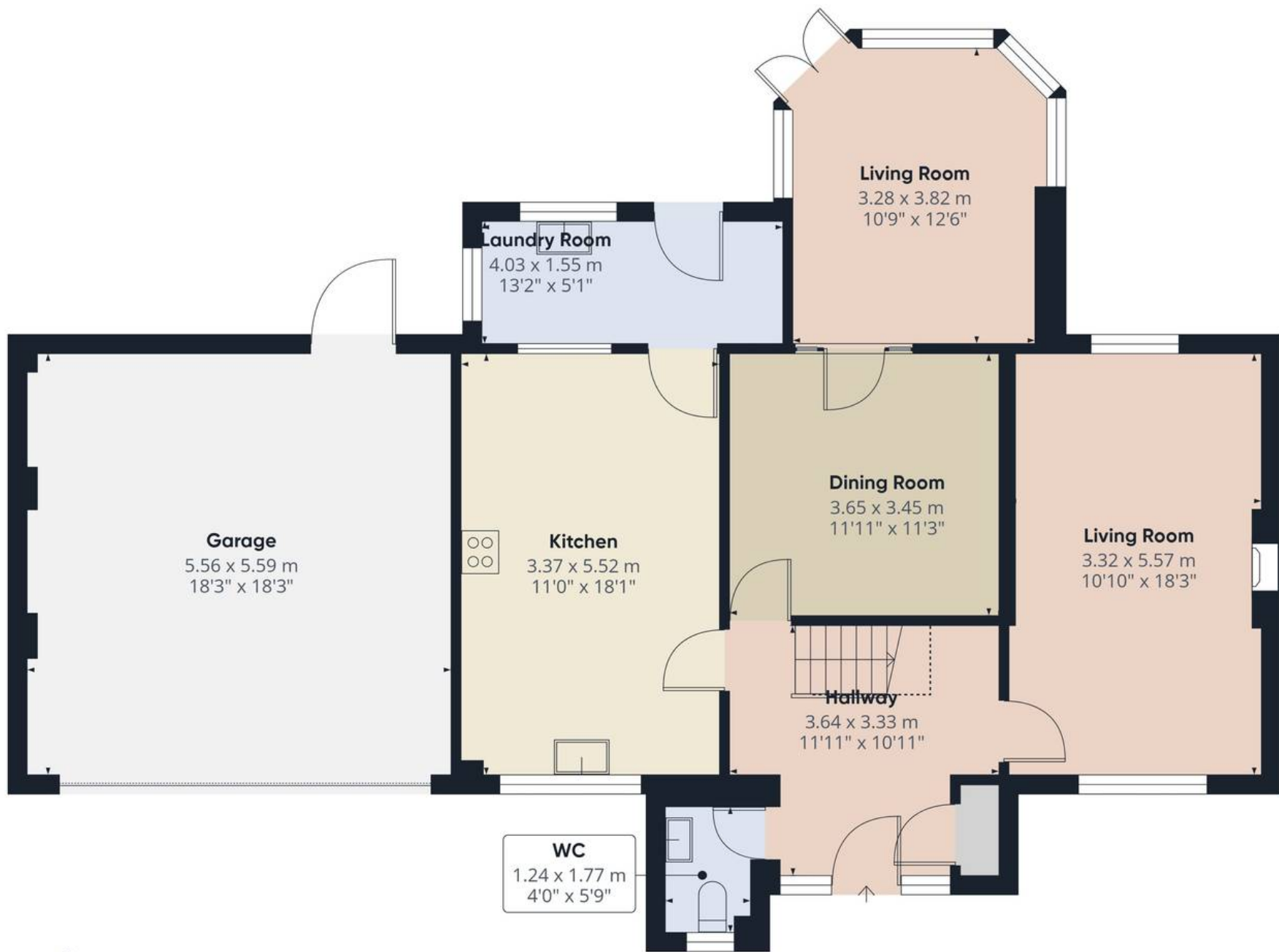












Approximate total area⁽¹⁾

113.9 m²
1227 ft²

Reduced headroom

1.4 m²
15 ft²

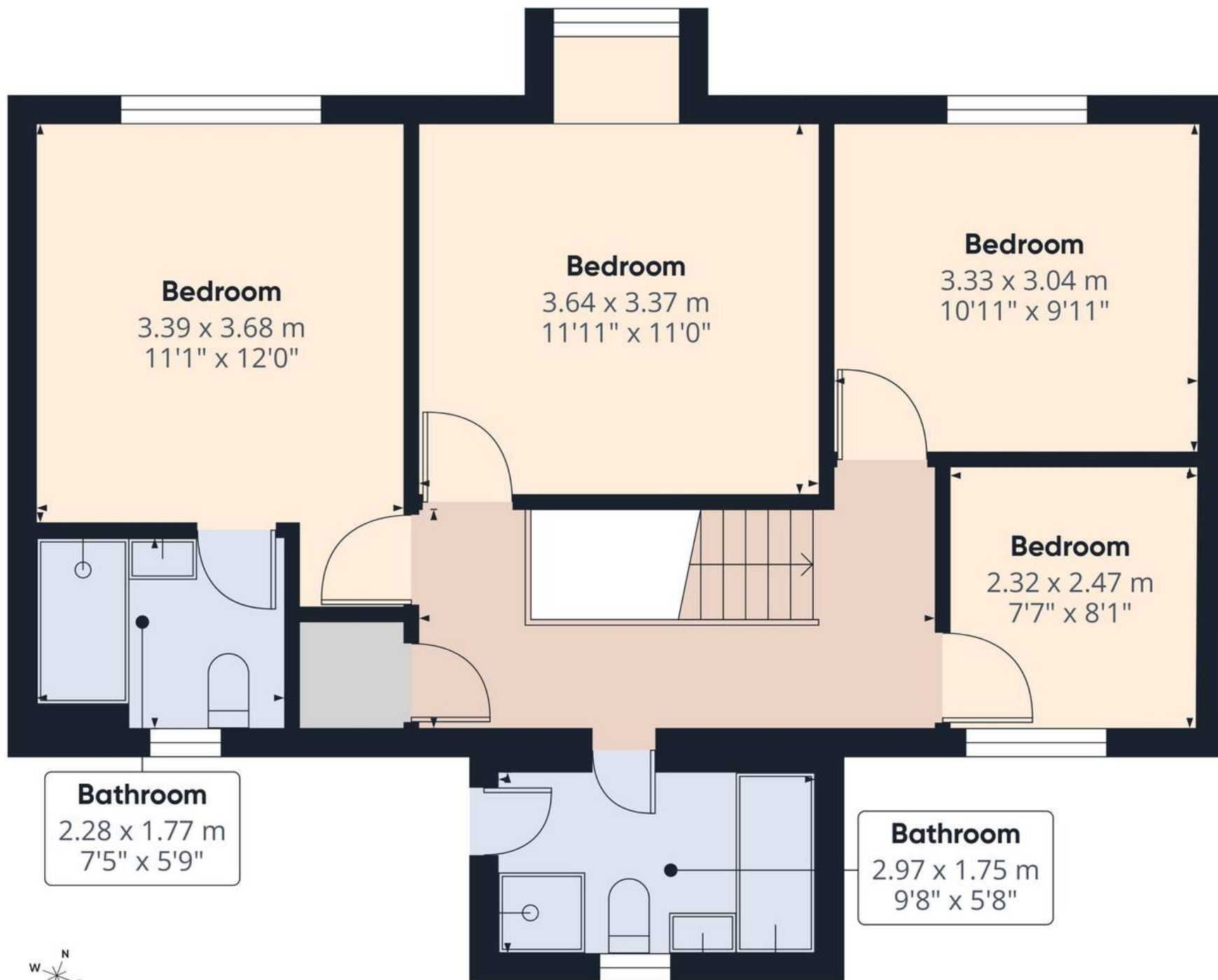
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area⁽¹⁾

58.7 m²

632 ft²

(1) Excluding balconies and terraces

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