



## 1 STABLE COTTAGES, SPENNITHORNE LEYBURN, DL8 5QB

**£280,000**  
**FREEHOLD**

An attractive end of terrace cottage, with two double bedrooms nestled away in the heart of this popular village, ideal for Leyburn and Bedale. The property offers bright and spacious accommodation with a great layout and benefits from oil fired heating, a courtyard garden and off street parking.

**NORMAN F. BROWN**

Est. 1967

# 1 STABLE COTTAGES,

- Two Double Bedrooms • Attractive Cottage • Two Bathrooms • Close to Leyburn, Hawes & Bedale • Oil Fired Heating • Off Street Parking & Garden • Spacious & Well Presented Accommodation • Popular Village • Enquire today For Your Personal Viewing • Video Viewing Tor Available



## Description

Nestled in the corner of a mews style development within the heart of Spennithorne, this attractive home will suit a variety of needs including downsizers wanting an easier lifestyle in an accessible village location, couples or individuals wanting a home with a difference and it would also make an excellent home to lock up and leave or as a holiday let.

The property is positioned in the heart of the village and opens into the dining kitchen which is a great size along with being nice and bright, ideal for entertaining. The kitchen itself comprises of shaker style wall and base units with a worktop over having a matching upstand and tiled splashbacks plus a one and a half bowl sink with a drainer. There are built in appliances including a four ring AEG induction hob with an extractor hood over and an electric AEG oven under plus an integrated washing machine, fridge and freezer. There is also space and plumbing for an integral slimline dishwasher. The dining area has space for a six person dining table and chairs with a built in boiler cupboard and French doors out to the courtyard style garden. The sitting room is bright and spacious with a log burning stove set into an inglenook style fireplace with a sandstone surround and hearth providing a cosy feel.

To the first floor the landing has loft access via a drop

down ladder, plus a built in cupboard for extra storage and a further cupboard over the stairwell making great use of the space. The main bedroom is a spacious double with Velux windows adding to the bright feel. There is a great walk in wardrobe providing two hanging rails and the ensuite has a shower enclosure with folding screen doors, plus a pedestal mounted washbasin and push flush W.C. Bedroom two is another excellent double with a built in wardrobe and the house bathroom comprises of a panelled bath with a power shower over with a folding screen and a pedestal mounted washbasin and push flush W.C.

## Outside

The property is approached through stone gate pillars via a gravelled driveway. To the front is a paved entertaining area with a storage box and bin stores and a square tile paved driveway for off street parking.

## Location

Spennithorne is an idyllic village just 4 miles from the Yorkshire Dales National Park and close to the market towns of Leyburn, Bedale and Hawes where there is a great range of shops, cafes, pubs and wider facilities. The community owned pub, The Old Horn Inn, is now thriving and the village also benefits from a primary school. There are main line rail links in

Northallerton and the A1(M) is easily accessible for the national road network.

### General Notes

Viewing - by appointment with Norman F. Brown.

Local Authority – North Yorkshire Council  
Tel: (01609) 779977

Council Tax Band – B

Tenure – We are advised by the vendor that the property is Freehold.

Construction: Standard

Conservation Area - Yes (Spennithorne)

Numbers 2 and 3 Stable cottages have a right of way to their driveways through the stone gate pillars across the gravelled entrance.

Utilities

Water – Mains (Yorkshire Water)

Heating: Oil (Oil tank is sunk under the driveway)

Water – Combi Boiler

Drainage: Mains

Broadband: Superfast fibre(current owners use EE)

Checker: [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

Mobile:

Signal Checker visit [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

Flood Risk: Very Low

Has the property ever suffered a flood in the last 5 years –  
No

Restrictive Covenants: Not Known

AML Policy (When an offer is accepted):

In accordance with The Money Laundering Regulations 2017, we are required by law to:

- Verify the identity of all buyers
- Check the Politically Exposed Persons and
- Check the Sanctions registers.
- Verify proof of and source of funds for the purchase - What form that takes depends on your position, but we ultimately need you to provide to us (in the office or via email) evidence of the funding you have in place for the purchase price. That may include proof of deposit, an Agreement in Principle from a lender or if you are a cash buyer, a Bank Statement.

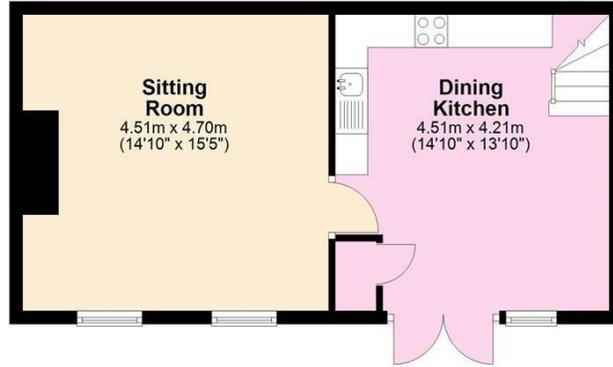
The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

## 1 STABLE COTTAGES,



### Ground Floor

Approx. 40.6 sq. metres (437.5 sq. feet)



### First Floor

Approx. 40.3 sq. metres (434.0 sq. feet)



Total area: approx. 81.0 sq. metres (871.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		59	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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