



Brookside Bedale Road, Hunton, Bedale, DL8 1QE
Asking price £474,950



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A Very Desirable DETACHED HOME of about 188sqm (2,024sqft) & offers IDEAL FAMILY ACCOMMODATION with up to 5 BEDROOMS - 2 with OFFICE etc options. SITTING ROOM with multi-fuel stove, 7.02m (23'0") KITCHEN/DINING ROOM, OFFICE, 9.52m (31'2") GARDEN ROOM, large HALL & WASHROOM/WC. Sizeable GARAGE/WORKSHOP & off-street PARKING, plus large South-West Facing REAR GARDENS.

The village speaks for itself: The Countryman's Inn Community Pub, Primary School & active Village Hall . Hunton is an accessible lower Wensleydale village: The market towns of Richmond & Leyburn are about 6 miles with Bedale under 7 miles. The A1(M) is about 6 miles (Scotch Corner & A66 about 10 miles) & Northallerton is about 14 miles - Mainline to LONDON Kings Cross about 2 hours 20 minutes.

Open HALL 4.69m max (2.81m) x 2.68m (15'4" max (9'2") x 8'9")

Staircase to first floor with auto-lit cupboard under housing Worcester oil boiler. Window to front & open to:

VESTIBULE

WASHROOM/WC

Contoured washbasin, WC & Travertine tiling. Window to front.

SITTING ROOM 4.94m x 4.42m (16'2" x 14'6")

A deep room with recessed multi-fuel stove & down-lighting. Window & glazed double doors to GARDEN ROOM, door to:

OFFICE 3.02m x 1.88m (9'10" x 6'2")

Worktop, down-lighting & window to front.

KITCHEN/DINING ROOM 7.02m x 6.41m max (23'0" x 21'0" max)

An 'L-shaped' room fitted with an extensive range of under-lit wall & floor units, auto-lit larder & worktops with 'front & rear' inset sinks, double oven/grill & induction hob with extractor over. Island unit & built-in wall units. Windows to front & rear, & door to:

GARDEN ROOM 9.52m x 4.03m max, narrowing to 2.92m (31'2" x 13'2" max, narrowing to 9'6")

A HUGE living & entertaining area with multi-fuel stove, light & power. UPVC double-glazed windows & doors to rear, overlooking the South-West gardens.

FIRST FLOOR LANDING

Window to rear.

Double BEDROOM 1. 4.94m x 3.46m (16'2" x 11'4")

Down-lighting & 2 windows to rear, overlooking the South-West gardens.

EN SUITE 2.80m x 1.74m (9'2" x 5'8")

Shower cubicle, inset washbasin & WC. Down-lighting, tiled walls floor & window to front.

Double BEDROOM 2. 3.82m x 3.51m (12'6" x 11'6")

Window to rear overlooking the South-West gardens.

Double BEDROOM 3. 3.51m x 3.05m (11'6" x 10'0")

Window to rear overlooking the South-West gardens.

BEDROOM 4. 3.07m x (2.83m max) 1.85m (10'0" x (9'3" max) 6'0")

Window to front.

BEDROOM 5. 2.69m x 2.29m (8'9" x 7'6")

Window to front.

'House' BATH/SHOWER ROOM 2.76m x 1.77m (9'0" x 5'9")

Panelled bath with shower over, inset washbasin & WC with built-in cupboards. Full wall mirror & window to front.

OUTSIDE REAR

2-car parking area with gate to the garden & leading to:

GARAGE/WORKSHOP 6.68m max (6.51m) x 4.00m (21'10" max (21'4") x 13'1")

Up & over door, side door & window.

South-West GARDENS

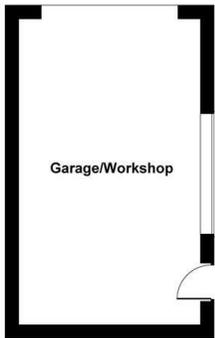
Lawns with established flower/shrub borders & beds, & stone-flagged patio areas - a great place to unwind.

NOTES

- (1) Freehold
- (2) Council Tax band: E
- (3) EPC: 60-D
- (4) Oil Central Heating & Double-glazing

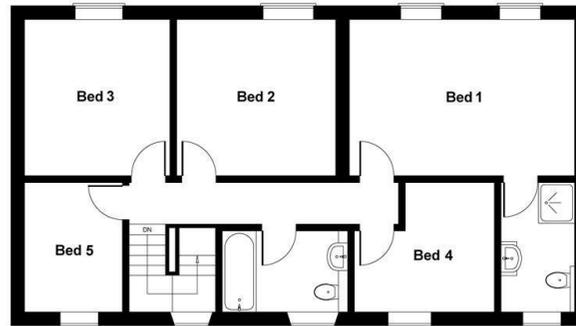


ASKING PRICE £474,950



GROUND 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. 2025



FIRST FLOOR

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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