



Ash Brae

Langthorne, Bedale, North Yorkshire, DL8 1PQ



Robin Jessop

A BEAUTIFULLY PRESENTED DETACHED BUNGALOW WITH GARDENS & GROUNDS EXTENDING TO 0.72 ACRES

- A Beautifully Presented Detached Bungalow
- Three Bedrooms
- Set in a 0.72 Acre Plot
- Stunning Wrap Around Gardens
- Detached Double Garage & Timber Outbuilding
- Driveway Parking
- Quiet & Private Location
- Guide Price Range: £600,000 - £625,000

SITUATION

Bedale 4 miles. A1(M) Interchange at Leeming 5 miles. Leyburn 10 miles. Northallerton 11 miles. Ripon 19 miles. Harrogate 30 miles.

The property is situated on the Northern edge of Langthorne on the road which leads to Hackforth. Langthorne is a quiet rural hamlet situated between the villages of Crakehall and Hackforth. Both nearby villages benefit from having public houses with Crakehall also having a Primary School and a fuel garage with convenience store. The nearby market towns of Bedale, Leyburn & Northallerton have a wide range of amenities, shops and leisure facilities including golf course and swimming pool.

The location of Ash Brae is nearby A1(M) Interchange at Leeming Bar, which brings the larger centres of Northallerton, Harrogate, Darlington and York within reasonable commuting distance. There is a regular train service from Northallerton to London Kings Cross and Edinburgh.

Overall, the situation of the property provides a unique blend of seclusion and privacy with access to local amenities and transport links.

DESCRIPTION

Ash Brae is a large, detached bungalow set within a generous 0.72-acre plot on the fringe of Langthorne. The property has been well maintained and updated over time to offer a



spacious, comfortable home which benefits from being fully double glazed and having oil fired central heating.

The property is entered into a large and welcoming reception hall which leads into the large L shaped living/dining room to the right. There is an impressive, bricked chimney breast with a multi fuel stove and two bay windows overlooking the front garden. The living area leads into the multifunctional garden room with a tiled floor, velux windows and glazed windows overlooking the beautiful garden and countryside beyond. The property then flows naturally into the kitchen with a range of cream wall and floor units, wooden worktops and a Belfast sink. There is space for appliances including freestanding oven with hob, dishwasher and fridge.

Usefully, from the kitchen there is a utility room which is plumbed for a washing machine and a separate cloakroom, which also leads to the home office and provides access to the garden.

The property has three double bedrooms, one of which is currently set up as a home office, and two bathrooms. Two of the three bedrooms are located off the reception hall and the third bedroom is found off the utility room and is currently used as a home office. Off the reception hall are also the two bathrooms. The main bathroom is fully tiled with a WC, basin and a freestanding bath with the second bathroom having a WC, basin and walk in shower cubicle.

Externally the property is complemented by mature gardens which wrap around the property and extend to 0.72 acres. They are beautifully landscaped with large areas of lawn, patios, flower beds and established trees which make it very private and peaceful.

Further to the gardens, there is a detached, stone-built double garage with two roller shutter doors with power. There is also a timber outbuilding with an open-fronted timber store and useful garden shed which is ideal for storing logs and garden tools. Completing the property is the large, graveled driveway with ample parking for a number of vehicles and wooden electric gates.

Overall, Ash Brae comes to the market offering a unique bungalow with a range of character features and modern conveniences. It would make an excellent family or active retirement home in a peaceful and accessible location, and 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.

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FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band F.

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



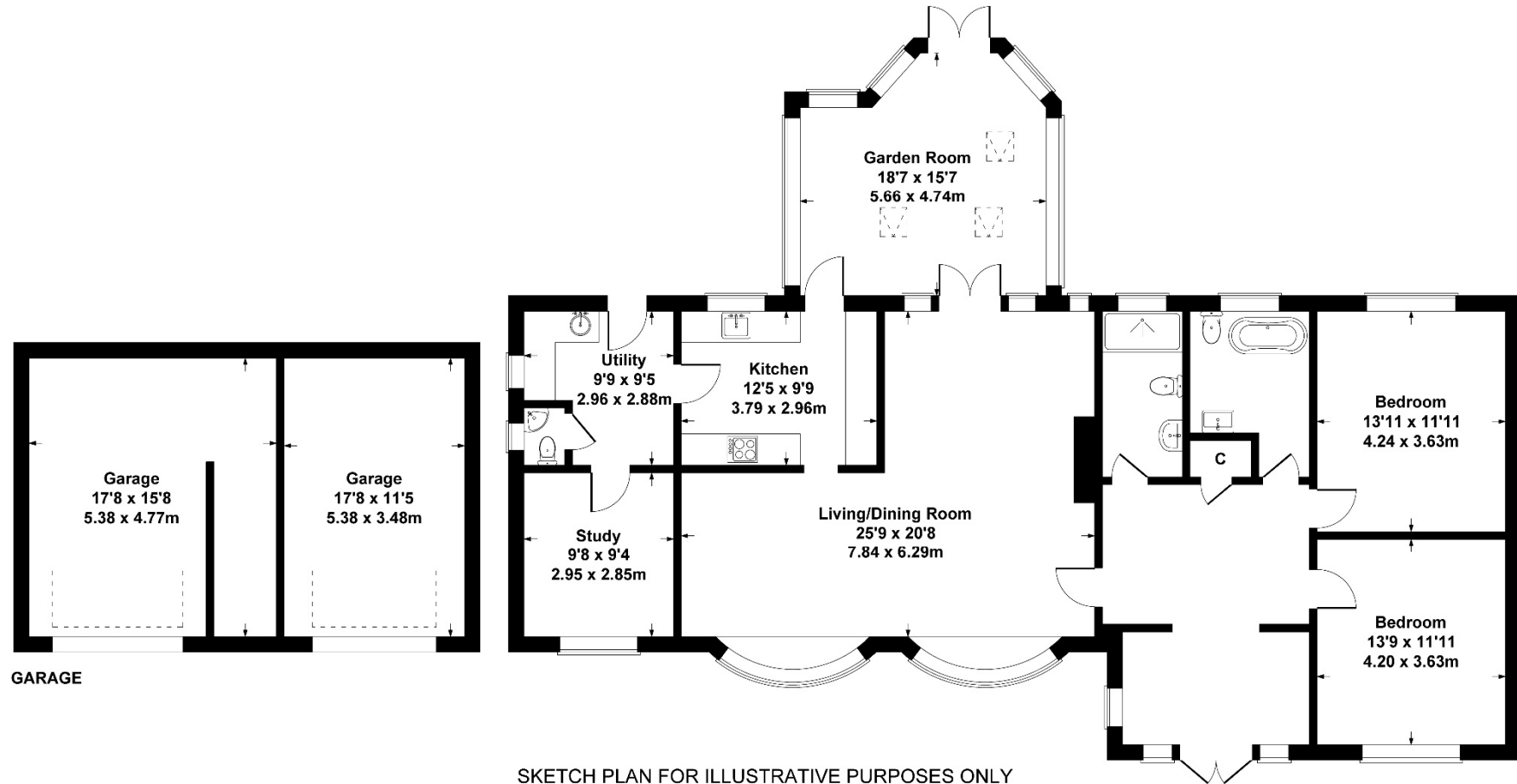
Ash Brae, Langthorne, Bedale, DL8 1PQ

Approximate gross internal area

House 158 sq m - 1701 sq ft

Garage 45 sq m - 484 sq ft

Total 203 sq m - 2185 sq ft



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

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