



MEADOW VIEW NORTH ROAD
Hackforth, Bedale



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PROPERTY • ESTATES • LAND

MEADOW VIEW NORTH ROAD

Bedale, North Yorkshire, DL8 1NP

A superb opportunity to purchase a stunning, stone built detached home, situated in the heart of Hackforth. This rare purchase allows the prospective buyer to benefit from an individual new build home, with quality fixtures and fittings- completion due mid February.

ACCOMMODATION

This stunning property benefits from an entrance hall, substantial sitting room and an open plan living/ dining contemporary kitchen. There is also a utility and ground floor WC.

To the first floor, there are four bedrooms, including two with en-suites and a house bathroom. Externally, there are gardens to the front and rear, parking and a detached garage with separate home office.



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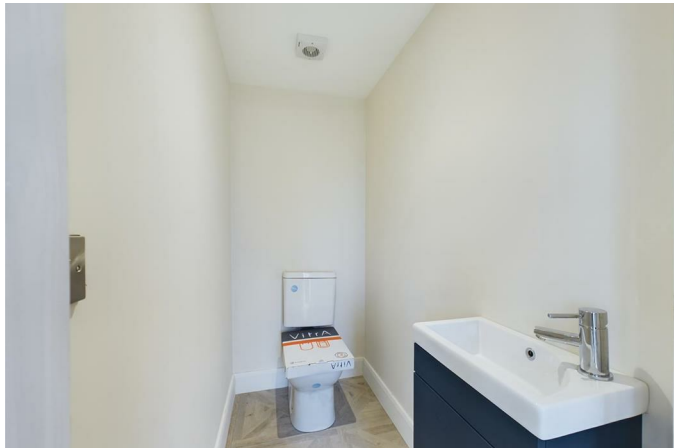


Situation and Amenities

Hackforth is an attractive, semi-rural village in the Hambleton District, with a range of amenities, including a primary school, a public house offering rooms, a restaurant and bar, as well as a thriving village hall.

The village is conveniently situated with a variety of amenities on the doorstep at nearby Bedale, Leyburn, Richmond and Catterick. Bedale, Richmond and Leyburn market towns also offer a variety of independent and national shops, including butchers, bakers, restaurants, pubs, as well as primary and secondary school opportunities. There are several independent education facilities in the local area including; Aysgarth, Barnard Castle School, Queen Marys and Cundall.

The property has good access links to the A1 (M), main line train service at Northallerton, as well as Leeds Bradford, Newcastle and Durham Tees Valley Airport provide both regional and international flights. Bedale 4 miles, Richmond 8.5 miles, Northallerton 12.5 miles, all distances are approximate.





Accommodation: Ground Floor

Meadow View is built with a traditional layout, an entrance hall with spindle staircase and oak banister to the first floor, storage cupboard and ground floor WC. The sitting room has a log burning stove, set on a stone hearth, with feature lighting, a triple aspect and sliding patio doors to the garden.

The main heart of this home will be the open plan living, dining kitchen, with navy and light grey units, including an island, integrated dishwasher, oven, microwave/ oven, full size fridge and freezer, pantry cupboard and bin drawers. This space has ample room for a formal dining area and seating in the sun room, with sliding patio doors and glazed roof showcasing the superb countryside views.

There is also a utility fitted with matching units to the kitchen, with a sink and plumbing for a washing machine and tumble dryer.

First Floor

The landing which leads to the four bedrooms and house bathroom. The principal bedroom enjoys a private en-suite shower room, with a window to the rear showcasing the open countryside views. The en-suite has a large shower, vanity basin, WC, illuminated mirror and heated towel rail.

The second bedroom also benefits from an en-suite shower room with matching sanitaryware to the principal bedroom. There are two further double bedrooms and the house bathroom has a panelled bath, shower, vanity basin, illuminated mirror, WC and heated towel rail.



Externally

There is ample parking to the side with a drive set with Tegula paving in charcoal leading up to the detached garage. The garage has a roller door, with light and power connected and an attached multifunctional room, which would make an ideal home office.

There are lawned gardens to the front, with a paved pathway to the front door and to the side, with a timber gate, ideal for bin storage and is also where the air source heat pump is situated. The rear garden is mainly laid to lawn with fenced boundaries and views over the open grazing fields surrounding Meadow View. The main garden has a south-westerly aspect to enjoy the evening sun on the paved patio seating area, which sits adjacent to the property.

Agents Note

We understand that the property is scheduled to be completed in February 2024.

Please note there has been some minor amendments to the plans, since initial approval of the drawings, including the location of the utility door and the additional sliding doors in the sun room.

The property is being built using traditional stone masonry craftsmanship with hand dressed stone work, anthracite grey Lifetime windows.

Details regarding the plans can be found on the North Yorkshire Council Planning Portal reference: 20/02821/DCN

Services

The property is heated by an air source heat pump with underfloor heating to the ground floor. Mains electricity, water and drainage connected.

Tenure

The property will be sold freehold with vacant possession upon completion.

Wayleaves and Easements

The property is sold subject to and with the benefit of all rights, including rights of way whether public or private, rights of water, light, drainage and electricity supplies and all existing and proposed wayleaves whether referred to in the particulars or not.

Other Information

All areas, measurements and other information have been taken from various records and are believed to be correct, but any intending purchaser(s) should not rely on them as statements of fact and should satisfy themselves as to their accuracy.

Viewings

Strictly by appointment through the selling agents.

Particulars and Photographs

Photographs and Particulars were amended in December 2023.

EPC

To be confirmed, once build is complete.

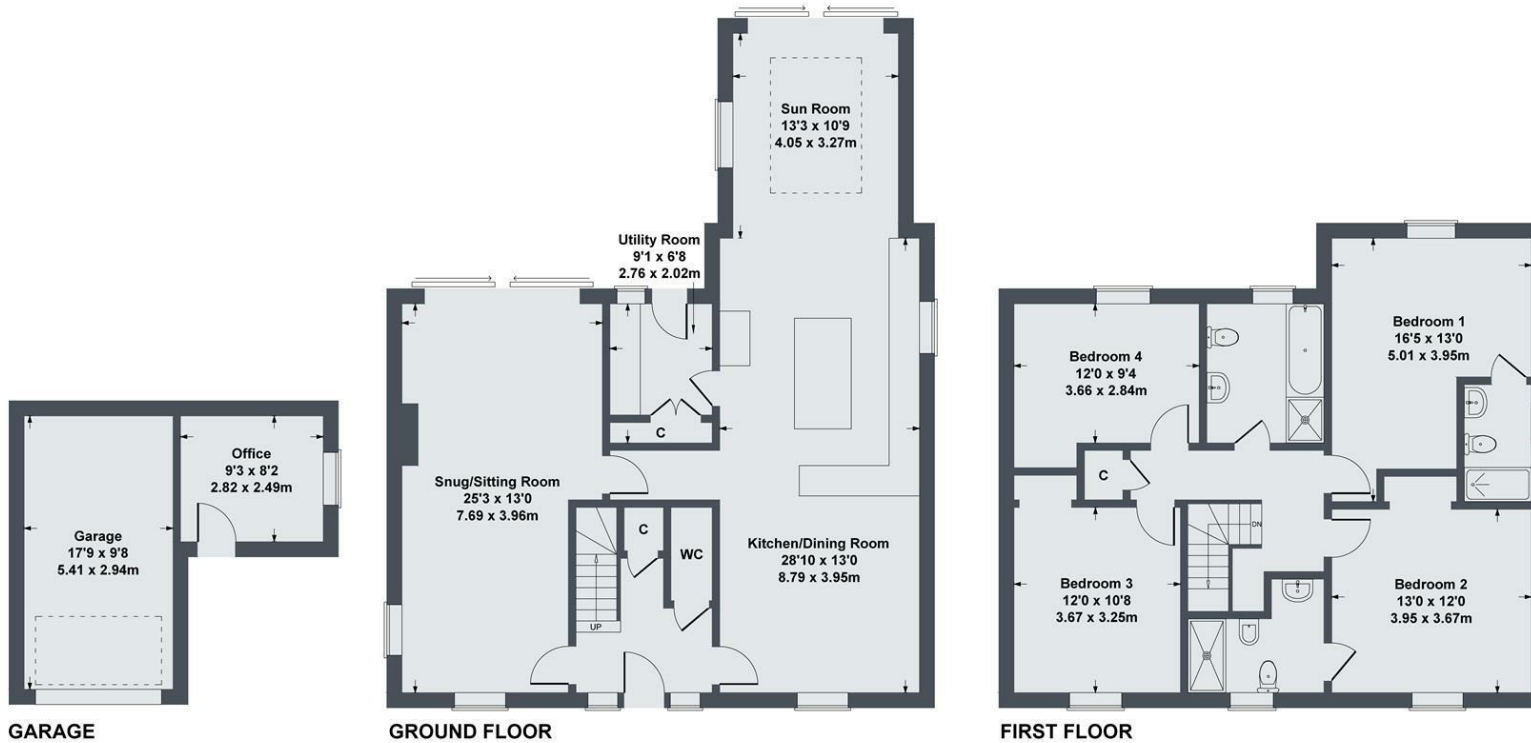
Local Authority

North Yorkshire County Council.

Council Tax Band: To be confirmed.

Meadow View, Hackforth

Approximate Gross Internal Area
2196 sq ft - 204 sq m



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. 2023

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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