



THE OLD STABLES 7 EAST COURTYARD,
The Old Farmstead, Hornby, Bedale



GSC GRAYS
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THE OLD STABLES 7 EAST COURTYARD,

Bedale, North Yorkshire, DL8 1BF

The Old Stables is an attractive barn conversion, presented to an exemplary standard, with spacious rooms throughout.

ACCOMMODATION

The property is situated in the prestigious Hornby Castle Estate, in a highly regarded courtyard, on the edge of the popular village of Hornby. Offering an abundance of characterful features including: exposed beams, vaulted ceilings, latch doors and sash windows, to name a few. Throughout the property there are generously proportioned rooms, including a high quality dining kitchen, ideal for entertaining, generous sized living room, as well as three double bedrooms, all benefiting from a private en-suite and the principal bedroom has a walk in wardrobe. There are attractive low maintenance gardens, as well as a garage and parking.



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Situation & Amenities

Hornby is a small hamlet set in attractive open rural countryside in North Yorkshire, close to the popular market town of Bedale, which offers a range of independent retailers, restaurants, and public houses. Educational opportunities both primary and secondary are available at nearby Hackforth, Bedale and Richmond. Hornby is conveniently placed to access the A1(M) approx 6 miles and main line train services can be found at Northallerton (12 miles approx) and Darlington (18 miles approx).





Accommodation Comprises: Ground Floor

The property is entered through a stable door, leading into the dining kitchen. There are high quality solid kitchen units with white and grey frontage, granite work surfaces and integrated appliances, including a dishwasher, fridge freezer, Rangemaster cooker, separate oven and a wine cooler. There is also a good sized island, space for a dining table, a dual aspect, exposed beams, latch doors to the utility and ground floor WC, oak flooring and a step to the sitting room.

The sitting room is a generous size, with a dual aspect and a door leading out to the gardens, a feature alcove with stone hearth surround and oak beam lintel, as well as log store below. A spindle, turn staircase leads to the galleried landing, exposed beams and oak flooring.

The ground floor WC has a Heritage basin and WC. The utility has wall and base units, space for a washing machine and tumble dryer and an additional stainless steel sink.



First Floor

The first floor galleried landing has latch doors leading to the three bedrooms. The principal bedroom has a window overlooking open countryside, doors into the en-suite shower room and walk in wardrobe. The en-suite has a walk-in shower, vanity wash hand basin, WC, heated towel rail and exposed beams.

The second bedroom is also a spacious double with vaulted ceilings and exposed beams, a window overlooking the front courtyard and an en-suite bathroom with panelled Heritage bath, shower above, wash hand basin, WC, heated towel rail and a Velux window. The third bedroom is another double with an en-suite shower room with a corner shower, Heritage wash hand basin, WC, and heated towel.

Externally

The property is approached by a shared gravel driveway leading to a stone paved pathway to the iron gate into the main garden. The main garden is situated to the front of the property and has wrought iron railed and stone walled boundaries. The garden is a low maintenance, mainly gravelled, with stone paved pathways and seating area, well stocked flower beds and borders housing a variety of mature shrubs and planting and external electric points.

Garage

There is a separate garage with communal parking. The garage has double timber doors, water, light and power connected.

To the side of the garage there is a communal bin store and an additional store room which I understand is shared with the residents of the courtyard for barbeque/bike storage.

Tenure

The property is believed to be freehold with vacant possession on completion.

Local Authority

North Yorkshire Council. Council Tax Band E.

Services and Other Information

The property is served by oil fired central heating. Mains electric and water connected. Shared septic tank drainage.

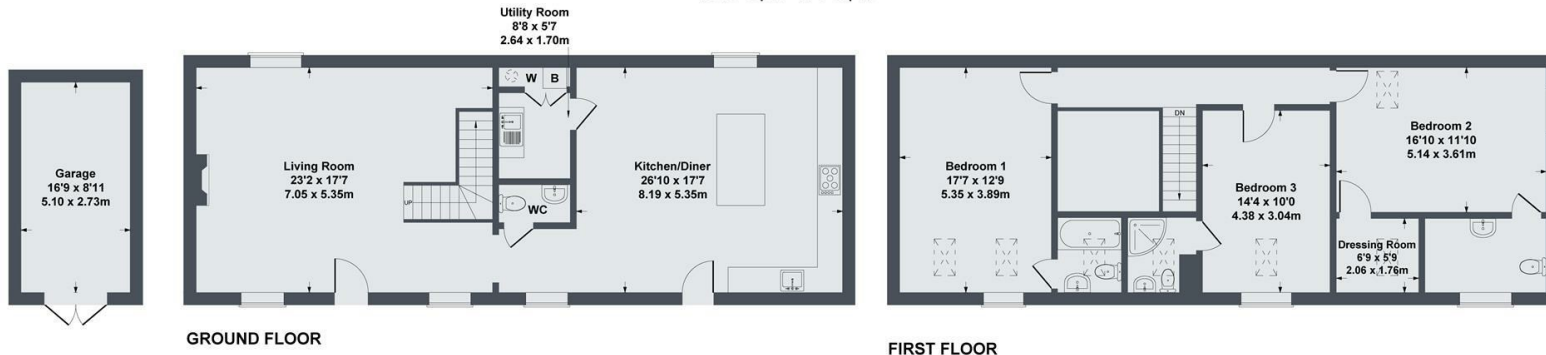
Particulars & Photographs

The particulars were written and the photographs taken in January 2023.



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Approximate Gross Internal Area
1916 sq ft - 178 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	68	77
	EU Directive 2002/91/EC	



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