



GSC GRAYS

PROPERTY • ESTATES • LAND



3, The Olde Wynd

Bellerby, Leyburn, North Yorkshire, DL8 5QJ

Offers Over £495,000



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Description

An attractive, link detached home, tucked away in the well positioned village of Bellerby, with ample private parking and a garage. This superb property offers spacious accommodation with two reception rooms, as well as an open plan dining kitchen to the ground floor and a substantial garden room to enjoy the views over the immaculate gardens. To the first floor there are four double bedrooms, including a principal bedroom with dressing area and dual aspect, as well as an en-suite bathroom. This unique and well proportioned family home has stunning gardens and a substantial plot. The garden is separated into various "rooms" with well stocked flower beds, vegetable patch and fruit cages, as well as a wild flower garden, with the beck running along the edge of the lowest tier. There are also several seating areas to enjoy the lovely setting,

Accommodation

A partially glazed door leads into the entrance hallway with a spindle staircase to the first floor, doors leading to the dining kitchen, lounge and sitting room. Cornicing detail, ceiling rose, wood flooring and an understairs storage cupboard.

Dining Kitchen

A country style kitchen with a good range of wall and base units, with a cream frontage and wooden work surfaces. Integrated appliances include a Zanussi double oven, Neff five ring gas hob, dishwasher and stainless steel extractor hood. Window looking into the garden room and a window overlooking the front, space for a dining table, tiled flooring, cornicing detail, and a door leading through to the rear porch.

Living Room

With a multi-fuel stove with a tiled hearth and oak lintel, alcoves, sliding doors leading into the garden room, window looking into the garden room and cornicing detail.

Lounge/ Study

A multifunctional room, with a bay window to the front, cornicing detail and ceiling rose.

Garden Room

Windows overlooking the wonderful rear gardens, a glazed roof, exposed stone walls, sliding doors leading into the sitting room and patio doors to the gardens, tiled flooring. There is space for both seating and dining areas. Windows looking into the sitting room and kitchen.

Utility

A step-down to the utility with a range of base units, plumbing for a washing machine and tumble dryer, stainless steel sink with mixer tap and drainer. Window overlooking the rear gardens, space for a fridge freezer, doors leading into the garage and the ground floor WC.

Ground Floor WC

With a low level WC, pedestal wash hand basin, frosted glazed window to the rear and tiled flooring

First Floor Landing

A spindle staircase and banister, doors leading to the four bedrooms and house shower room. Cornicing detail, ceiling rose and a window to the front. Access to a partially boarded loft with a drop down ladder.

Principal Bedroom

A spacious double bedroom with a dressing area with a good range of fitted wardrobes, door leading into the en-suite bathroom. A triple aspect with windows to the front, side and a Velux and useful store cupboards.

En-suite Bathroom

A white suite comprising a panelled bath, step-in corner shower, low level WC and pedestal wash hand basin. Frosted glazed window to the rear, tiled flooring and heated towel rail.

Bedroom Two

A double bedroom with a window overlooking the lovely rear gardens, cornicing detail.

Bedroom Three

A double bedroom with a window to the front, cornicing detail.

Bedroom Four

A double bedroom with a window to the front. Fitted wardrobes and storage, cornicing detail.

House Shower Room

A step-in corner shower, pedestal wash hand basin and low level WC. Frosted glazed window to the rear, tiled flooring and an airing cupboard.

Externally

The property is approached by a gravelled driveway providing off road parking for several vehicles, walled boundaries and a timber gate provides access to the rear gardens. There are delightful well stocked, raised walled flower beds and borders housing a variety of herbaceous plants, flowers and shrubbery. There is also a bin store and access to the integral garage.

To the rear of the property there are immaculately presented gardens, separated into various "rooms" which have been beautifully maintained by the current owner. The first "room" within the garden is a spacious lawn, with well stocked flower beds and borders, there are two stone patio seating areas, one with a Pergola, the other with a stone built barbecue. The gardens have dry stone walled, fenced and hedged

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boundaries.

Set on a slight incline, the second "room" within the garden is also laid to lawn and has a variety of fruit trees including apple, cherry and plum trees, a rose arch and a seating area with Arbor. There are also well stocked fruit cages containing raspberries, gooseberries and blackcurrants. Within this second "room", there is also a substantial vegetable patch which has a variety of vegetables and two greenhouses, several trees, a timber shed, an additional patio and rose garden. Two picket gates and fencing with wooden sleeper steps lead into the third section and lowest tier of this beautiful garden, with three apples trees and access to the beck. Dry stone walled boundaries and an attractive stone paved patio seating area to enjoy the surroundings.

Integral Garage

Double timber doors lead into a substantial garage with light and power connected. The garage houses the gas boiler and water cylinder. Pedestrian door leading into the utility.

Tenure

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

Local Authority and Council Tax

Richmondshire. Tel 01748 829100.

The property is banded E

Services and Other Information

The property is served by gas fired central heating, mains electric, water and drainage connected.

Particulars & Photographs

The particulars were written and the photographs taken in July 2022.

DISCLAIMER NOTICE:

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1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
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6. Please discuss with us any aspects that are important to you prior to travelling to the property.



Road Map



Hybrid Map



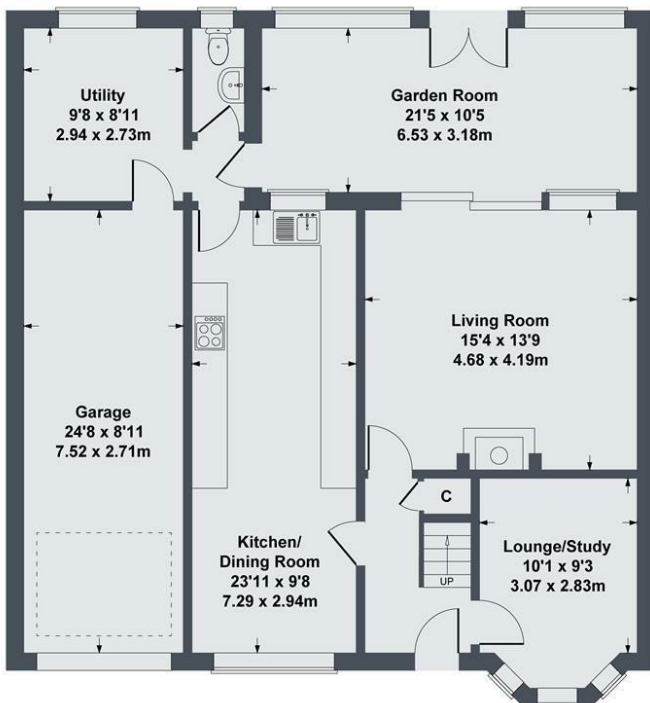
Terrain Map



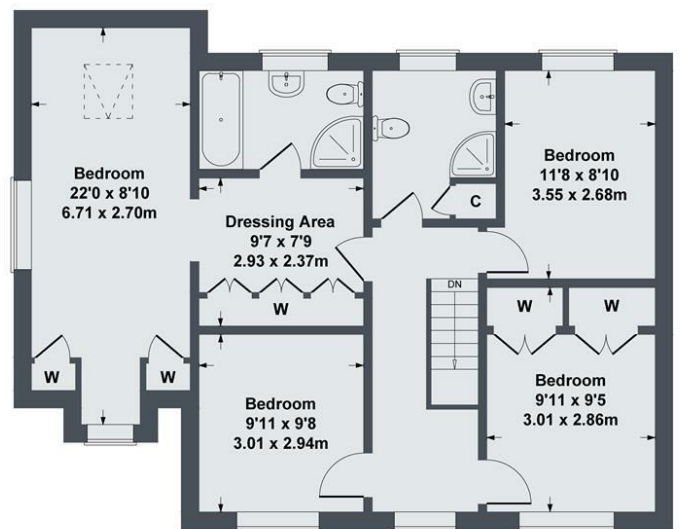
Floor Plan

3 The Olde Wynd, Bellerby

Approximate Gross Internal Area
2034 sq ft - 189 sq m



GROUND FLOOR



FIRST 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.

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Viewing

Please contact our Leyburn Office on 01969 600120 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

