



EDEN HOUSE 3 HARGILL COURT
Redmire, Leyburn



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Leyburn, North Yorkshire, DL8 4HE

An immaculately presented, stone built, detached family home, occupying an elevated position within the sought after village of Redmire.

ACCOMMODATION

Eden House offers generous living accommodation throughout with high quality fixtures and fittings, including a well equipped dining kitchen, sitting room with multi-fuel stove, as well as four bedrooms to the first floor including a Principal bedroom with en-suite and a contemporary house bathroom. Complimenting the living space are the well maintained gardens to both the front and rear, with lawns and patio seating areas. Finally this attractive home also benefits from countryside views to the front, ample parking and a double garage.



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Accommodation

The front door leads into the entrance hallway with a sash window to the side, cloaks hanging space, doors leading to the sitting room, dining kitchen and ground floor WC. Stairs to the first floor, understairs storage cupboard, engineered oak flooring and cornicing detail.

Dining Kitchen

A bespoke kitchen with a good range of wall and base units with a cream frontage and granite work surfaces, integrated appliances including a dishwasher, space for a Range style cooker with a Neff stainless steel extractor hood above, space for an American style fridge freezer, stainless steel sink with mixer tap and drainer, feature under lighting and space for a dining table. A dual aspect with sash windows overlooking the front and rear gardens. To the front there are views toward the Dales, tiled flooring and a stable style door leading out to the rear gardens.

Sitting Room

A spacious dual aspect room with a sash window to the front showcasing the countryside views, patio doors leading out to the rear gardens. Contemporary style multi fuel stove, engineered oak flooring and cornicing detail.





Ground Floor WC

A white suite comprising low level WC and vanity wash hand basin. Engineered oak flooring and extractor fan.

First Floor Landing

There is a half landing with an attractive arched window showcasing the rear gardens, oak doors leading to the four bedrooms and house bathroom, cornicing detail and loft access.

Principal Bedroom

A double bedroom with a sash window showcasing the views over the Dales towards Penhill, oak door leading into the en-suite shower room, cornicing detail.

En-suite

A contemporary suite comprising a step-in double shower with rain water shower head and hand held attachment, vanity wash hand basin, low level WC, chrome heated towel rail and extractor fan.



Bedroom Two

A double bedroom with a sash window showcasing views towards the Dales.

Bedroom Three

A double bedroom with a sash window overlooking the rear gardens.

Bedroom Four

A single bedroom currently utilised as an office with a sash window overlooking the rear gardens.

House Bathroom

A contemporary suite comprising a free standing bath, double shower with rain water shower head and hand held attachment, vanity wash hand basin, low level WC, frosted glazed sash window to the front, extractor fan, wood effect flooring and chrome heated towel rail.

Externally

The property is approached by a shared block paved driveway with numbers 1 & 2 Hargill Court. There is a gravelled driveway which leads off to provide private parking for several vehicles and approaches the double garage. To the front of the property there is a walled garden mainly laid to lawn with well stocked flower beds and borders, a stone paved pathway leads up to the front door and round to the side with further flower beds and stone walled boundaries to the rear. The rear garden has two stone paved patio seating areas and stone steps lead up to the main garden which is laid to lawn with further well stocked flower beds and borders. There are stone walled and fenced boundaries and a pedestrian door leading into the attached garage.

Double Garage

A double garage with double timber doors, light and power and connected, plumbing for a tumble dryer and washing machine, ladder providing access to the eaves storage.

Tenure

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

Local Authority and Council Tax Band

Richmondshire. Tel 01748 829100.

The property is banded E

Services and Other Information

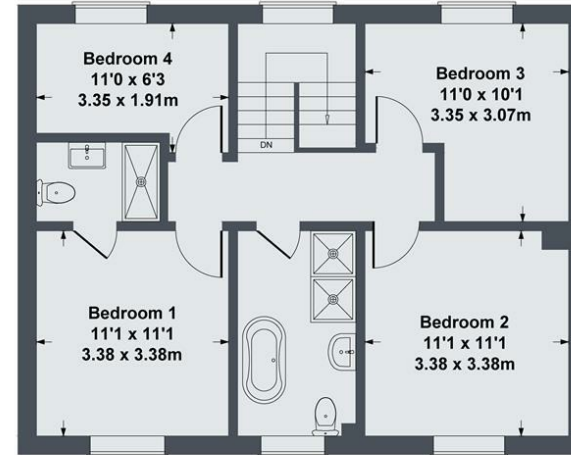
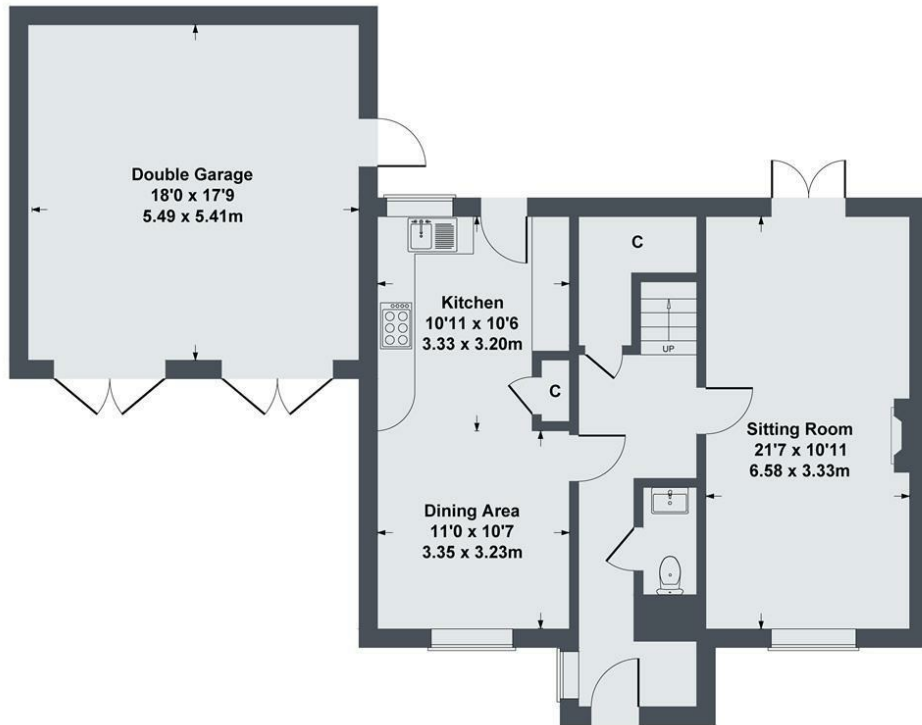
The property is served by air source central heating, mains electric, water and drainage

Particulars & Photographs

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

Eden House, 3 Hargill Court, Redmire, DL8HE

Approximate Gross Internal Area
1617 sq ft - 150 sq m



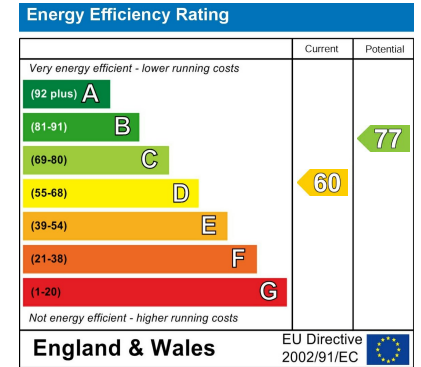
GROUND FLOOR

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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