



ROSEDENE CHURCH BANK
Hunton



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ROSEDENE CHURCH BANK

Hunton, DL8 1QA

A characterful and well presented, stone built property, situated within a highly regarded and sought after village, with stunning open countryside views to the rear.

ACCOMMODATION

The property has been extended and heavily renovated by the current owners, to create a comfortable family home, with deceptively spacious living accommodation throughout. Offering country contemporary décor, with period styling and high quality fixtures and fittings, combined with character features including; exposed stone, beams, stone surround feature fireplace, multi fuel stove, roll top bath, engineered oak flooring, latch timber doors and wrought iron railings to name a few.

There is a superb, open plan living dining kitchen, complete with bi-fold doors leading out to the substantial gardens, a quality kitchen with solid wood worktops and island. There is also a formal sitting room, study/ground floor bedroom and shower room.

To the first floor, there are three spacious double bedrooms and a house bathroom.

The spacious garden benefits from a substantial lawn, patio and entertaining spaces and stunning views over open fields, as well as a summer house, which can also be utilised as a home office.



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Situation and Amenities

Hunton is a picturesque and sought-after village at the foot of Wensleydale. It is noted for its attractive centre with playing fields, primary school, community owned public house and village hall facilities.

The thriving market towns of Leyburn and Bedale are only a few miles away and have a weekly market, several hotels, restaurants, public houses and many speciality shops, as well as supermarkets. There are also secondary schools in Leyburn, Bedale and Richmond.

The village is ideally situated for those looking to commute as the A1(M) is within good reach (8miles) for access across the region. There is also a mainline railway station at Northallerton (14miles). (please note distances are approximate).





Accommodation Comprises: Ground Floor

The front door leads into an entrance porch with a window to the side, characterful wood lintels, stone flagged flooring and wood panelling. The sitting room has a multi fuel stove set on a stone hearth with period beam above, exposed beams and a window to the front, with an opening leading into the open plan living dining kitchen.

The open plan living dining kitchen has a well equipped kitchen with solid wood units, housing a full sized integrated fridge and freezer, double Neff oven, AEG induction hob with extractor above. There is also an island with double ceramic sink, wine cooler and integrated dishwasher, as well as a breakfast bar seating area, solid wood work tops and a useful pantry cupboard. There is a dining area with exposed beams, window to the front, feature fireplace with stone hearth and surround and to the rear of this superb entertaining space there is a seating area with vaulted ceiling, exposed stone, bi-fold doors leading out to the garden and Velux windows.

A staircase leads to the first floor and a latch door into the study/bedroom four. There is engineered oak flooring throughout the ground floor and a ground floor shower room/utility with a shower, vanity basin, low level WC and storage cupboard housing the washing machine and tumble dryer, period style tiling and two useful storage cupboards.

The ground floor study/bedroom four could potentially provide a fourth double bedroom, with an alcove and window overlooking the rear garden.



First Floor

The first floor landing has a spindle banister and sash window overlooking the rear garden. Latch doors lead to the three bedrooms and a house bathroom, loft access with drop down ladder and exposed period beams. The principal bedroom is a substantial double with a window to the front and exposed beams, as well as a built in storage cupboard.

There are two further good sized doubles, the second bedroom also has a window to the front and exposed beams and the third bedroom has a sash window overlooking the countryside view and garden, with built in wardrobes and storage.

The house bathroom has a free standing roll top bath, with an oak mounted vanity basin, WC, a characterful alcove, period style radiator, wall panelling and sash window to the rear.

Externally

The property is approached by stone steps and a wrought iron gate into a front stone paved courtyard area. There is stone and wrought iron railed boundaries and steps to the front door.

To the rear of the property, there is a substantial garden, mainly laid to lawn, with fenced, walled and hedged boundaries, a raised patio seating area, as well as various mature shrubs and plants and a well stocked flower bed. There is a lower gravelled seating area adjacent to the bi-fold doors and dining kitchen and some raised vegetable beds, a useful stone store and a summerhouse with light and power connected, which looks onto the open fields to the rear, making an ideal home office.

Tenure

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

Local Authority and Council Tax Band

North Yorkshire Council. Tel 01748 829100.

The property is banded D.

Services and Other Information

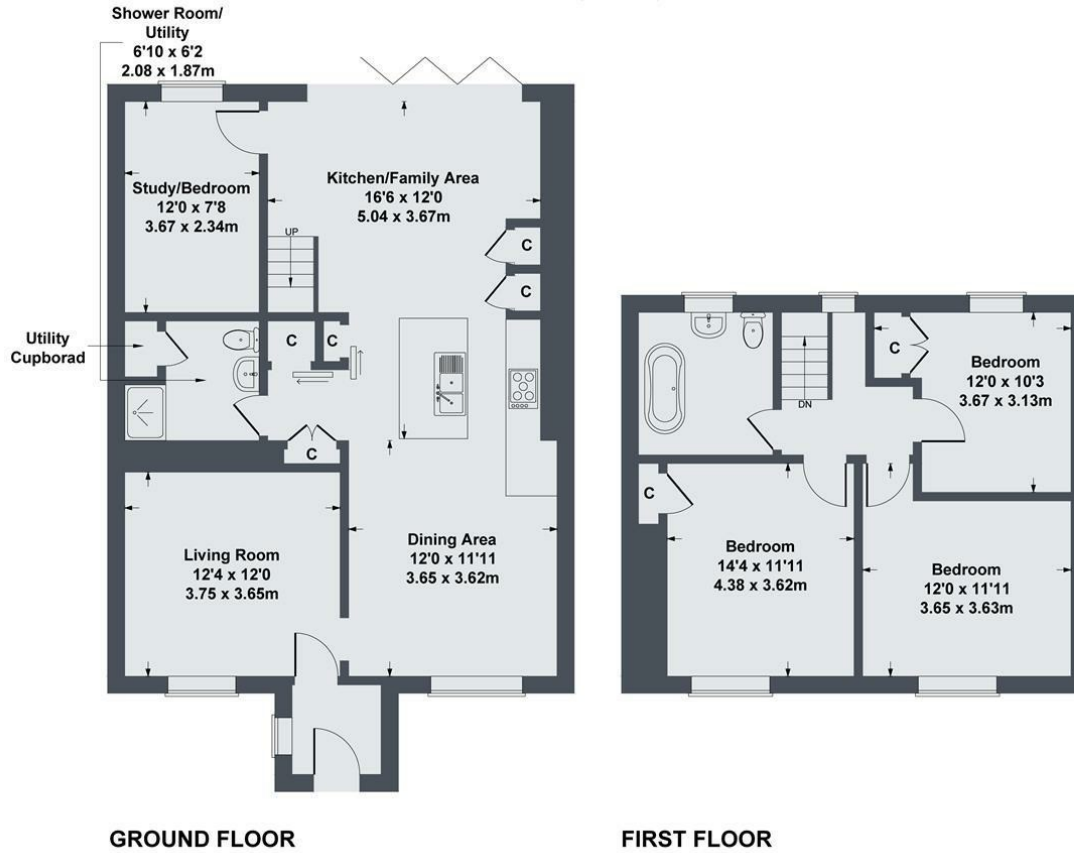
The property is served by oil fired central heating, mains electric, water and drainage connected. There is underfloor heating to the ground floor and radiators to the first floor.

Particulars & Photographs

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

Rosedene, Hunton

Approximate Gross Internal Area
1345 sq ft - 125 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.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	63	
(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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