



BROWNS HOUSE
Newbiggin In Bishopdale



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BROWNS HOUSE

Newbiggin In Bishopdale, North Yorkshire, DL8 3TD

A sympathetically renovated, Grade II Listed property, with extensive gardens and stunning views.

ACCOMMODATION

This period home offers good sized living accommodation throughout, combining the character features with neutral décor to create a superb home.

The main rooms to the ground floor all benefit from a dual aspect, with a spacious dining kitchen, formal dining room and cosy sitting room. There are three double bedrooms, high quality "Jack and Jill" en-suite shower room as well as a house bathroom.

With an abundance of retained character features including; exposed beams, latch doors, a spiral staircase, mullion windows, daffodil feature window, attractive stone fireplaces, multi fuel stove and an historical feature bread oven.

Externally, there are extensive L-shaped gardens, which has been beautifully maintained and offer various seating areas, to enjoy the stunning countryside view over the roof scape of this traditional Yorkshire Dales village.



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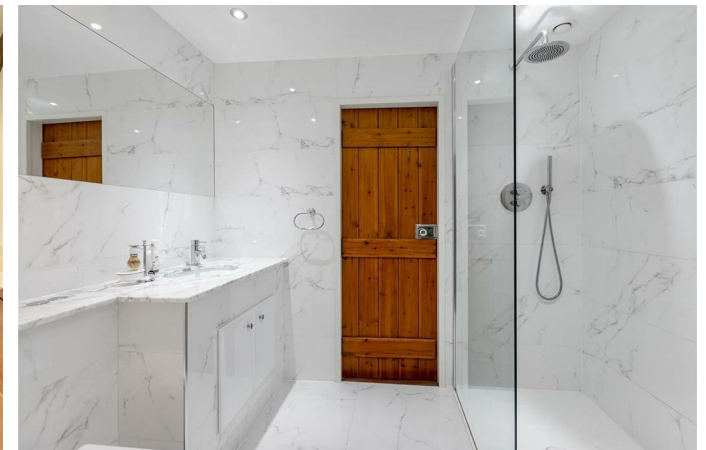
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Situation and Amenities

Set in the heart of the Yorkshire Dales National Park, Newbiggin is located between the villages of Thorlby (1 mile) and West Burton (2 miles), both of which have a church and village hall. Street Head Inn is the local public house and is within walking distance (0.2 miles). There is also a primary school and public house located in West Burton. The market towns of Leyburn and Hawes both have weekly markets, several supermarkets, pubs, restaurants and hotels, as well as a secondary schools in Leyburn. Buses run from Thorlby to Leyburn, Hawes and Bedale.

Newbiggin in Bishopdale is 9 miles from Leyburn and 11 miles from Hawes. Mainline train stations are at Garsdale (17 miles), Northallerton (28 miles) and Darlington (31 miles). Access to the A1 (north/south) is at Leeming Bar (21 miles). There are international airports at Leeds/Bradford, Newcastle and Durham Tees Valley. Please note that all distances are approximate.





Accommodation Comprises: Ground Floor

The entrance hall has a latch door leading into the dining kitchen, spiral staircase to the first floor and a lovely feature stained glass window. There is Settecento Italian Ceramic floor tiles which runs throughout the ground floor and the dining kitchen has quality oak units with granite work surfaces, Rayburn cooker with a stone surround, integrated appliances including a fan oven, induction hob, ceramic sink and there is ample space for a dining table. In addition, there is also a walk-in pantry with stone shelving.

The sitting room has a dual aspect, multi fuel stove with stone surround and exposed beams. The dining room has an arched window and feature fireplace. There is also a useful ground floor cloakroom and a laundry/utility room, which is accessed from the garden, with light and power connected, plumbing for a washing machine and tumble dryer.



First Floor

The principal bedroom has quality fitted cabinetry and wardrobes, a lovely view over the rear garden and a latch door into the "Jack and Jill" en-suite, with a walk-in shower, vanity basin with marble tiles and surfaces and WC. There is also a door to access the en-suite from the second bedroom.

The second and third bedrooms are both doubles with windows overlooking the rear garden and the third bedroom benefits from fitted wardrobes and storage, vaulted ceiling and an historic feature bread oven. There is also a house bathroom with bath, basin and WC.

Externally

The property is approached by a gravelled area. To the rear of the property, there is a substantial L-shaped, tiered garden and provides beautifully maintained flower beds and borders, housing a wide variety of mature shrubs, plants and flowers.

There is a patio seating area, adjacent to the property, perfect for alfresco dining and entertaining, various lawns, a timber shed, hedged, fenced and dry stone wall boundaries. On the upper tier there is an additional stone paved terrace, which enjoys the stunning view across the Dales and there is a discreetly screened wild meadow garden.

We understand that there is a right of access to the back garden through the neighbouring two property's back gardens. It is also possible to access the back of the property through the utility/laundry room.

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 E.

Services and Other Information

The property is served by oil fired central heating, mains electric and water. Septic tank drainage. There is underfloor heating throughout the ground floor.

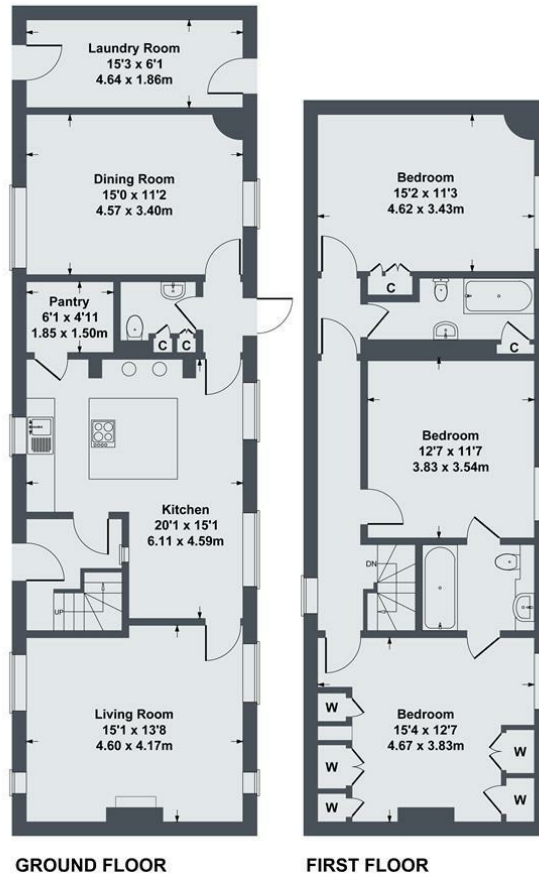
The property has undergone extensive works and improvements including double glazed windows and new doors.

Particulars & Photographs

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

Browns House, Newbiggin

Approximate Gross Internal Area
1582 sq ft - 147 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		78
(55-68) D		
(39-54) E	35	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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