



CANAANS

Hunton, Bedale, North Yorkshire



CANAANS

LEYBURN ROAD, HUNTON, BEDALE, NORTH YORKSHIRE, DL8 1QL

AN ATTRACTIVE, DETACHED, STONE-BUILT FAMILY HOME BENEFITTING FROM STABLES AND LAND EXTENDING TO APPROXIMATELY 3 ACRES. PRESENTED TO A HIGH SPECIFICATION WITH CHARMING CHARACTER FEATURES THROUGHOUT.

Accommodation

Entrance Porch • Dining Room • Drawing Room • Sitting Room
Breakfast Kitchen • Pantry • Utility • Ground Floor Shower Room
Multifunctional Room • Principal Bedroom with En Suite
Three Further Bedrooms • House Shower Room

Externally

Front Garden • Private Parking • Substantial Rear Garden • Outhouse
Garage • Timber-Built Stable & Tack Room • Stone-Built Stable
Grazing Land of Approx. Three Acres



GSC GRAYS

PROPERTY • ESTATES • LAND

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Alnwick
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Barnard Castle
Tel: 01833 637000

Driffield
Tel: 01377 337180

Boroughbridge
Tel: 01423 590500

Kirkby Lonsdale
Tel: 01524 880320





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, public house and village hall facilities. The village is situated almost equal distance from the Yorkshire Dales National Park and A1 (M).

The thriving market towns of Leyburn (5 miles), Bedale (6.5 miles) and Richmond (6.5 miles) are all within close proximity and have weekly markets, several hotels, restaurants, public houses and many speciality shops. There are secondary schools in Leyburn, Bedale and Richmond, with private education in nearby Newton-le-Willows (Aysgarth Preparatory School) as well as Queen Mary's School, Sedbergh and Barnard Castle School.

The A1(M) is within good reach following the A1(M) upgrade with an access point at Colburn around 6 miles away. The nearest train station is at Northallerton (about 14 miles) with a regular service on the East Coast Main Line to York, Newcastle, London or Edinburgh. Leeds Bradford is the nearest international airport but there are an increasing number of services now being offered from Teesside International Airport only 25 miles away.

Canaans

Canaans is a superb home which has all the architectural interest expected from a character house yet without the restrictions of being formally listed. Throughout the property, there are exposed beams, unique alcoves, sash windows, timber and stone tiled flooring, as well as period-style doors and three log-burning stoves with sandstone surrounds. The sympathetic and neutral décor complements the features, to create a flexible and versatile family home with the potential to further extend the kitchen into the attached garage (subject to consents).

Outside, there are tiered gardens, substantial flower beds and seating areas, visible from the house, along with a spacious lawn which is perfect for children.



In total, the land extends to approximately just over three acres, ideal for those with equestrian interests or looking for a hobby farm with stabling which is screened from the house.

Accommodation

The main living accommodation benefits from three reception rooms, including a dining room and formal sitting room, both with unique alcoves, beams and log-burning stoves set in substantial stone surrounds.

The contemporary breakfast kitchen has solid wood worktops and various integrated appliances, as well as a breakfast bar and doors leading out to the stone-flagged patio; a fantastic entertaining space. The kitchen is also linked to a third reception room, currently used as a cosy sitting room with a log-burning stove and views over the stone bridge towards the village green.

The property has useful storage areas such as the walk-in pantry, an attached garage, which could potentially be incorporated into the kitchen (subject to consents) and a utility / laundry room with access to a contemporary ground floor shower room.

The main landing leads to four well-presented bedrooms, three of which are doubles overlooking the front garden and village stream. The principal bedroom has a character cast iron fireplace and access to its own en suite with free-standing bath, offering the right balance of character in the exposed beams and contemporary décor. There is also a house shower room which services the three further bedrooms.

Finally, above the garage there is an additional multi-functional room, which could be utilised as a home office, teenagers' hideaway, currently used as a guest bedroom.

Gardens and Grounds

The property is approached by a gravelled driveway and footpath leading to the front door. An opening in the stone wall also provides access and leads onwards to a gravelled seating area with well-stocked flower beds.

To the rear of the property there are tiered gardens and a stone-flagged patio directly adjacent to the kitchen, perfect for entertaining. A gravelled pathway leads to the first lawn, an additional raised seating area with pergola, mature flower beds and an outbuilding, which would make an ideal home office. The main lawn is located at the far end of the garden, with a summer house, mature trees and a gate providing access to the land and stables.

To the side of the property, there is a gravelled driveway for two vehicles leading to the attached garage, which is currently used for storage and has an up-and-over door.



Land and Stables

The property benefits from grazing land, separated into two paddocks, extending to approximately 3.22 acres (including the lane and yard). There is separate access to the land, leading into the yard, where there is a stone-built stable and an additional timber stable attached to a feed/tack room and a separate hay store.

Tenure

The property is freehold and will be offered with vacant possession on completion.

Viewings

Strictly by appointment with GSC Grays.
Telephone: 01748 829 217.

Local Authority

North Yorkshire Council. Council tax band F.

Services

Mains electricity, water and drainage connected. Oil fired central heating.

Wayleaves and Covenants

Canaans is sold subject to and with the benefit of all existing rights, including rights of way, light, drainage, water and electricity and all other rights and obligations, easements and all wayleaves or covenants whether disclosed or not.

Rights of Way

We understand that neighbouring properties have a vehicular right of way over the lane leading to the land. There is also a public footpath to the right hand side of the lane and through the fields beyond the yard.

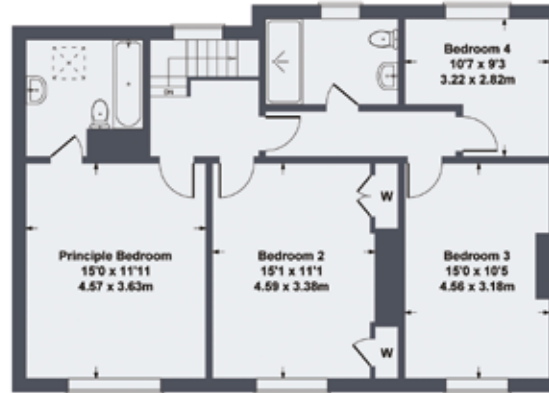


Canaans, Leyburn Road, Hunton DL8 1QL

Approximate Gross Internal Area
2433 sq ft - 226 sq m



GROUND FLOOR

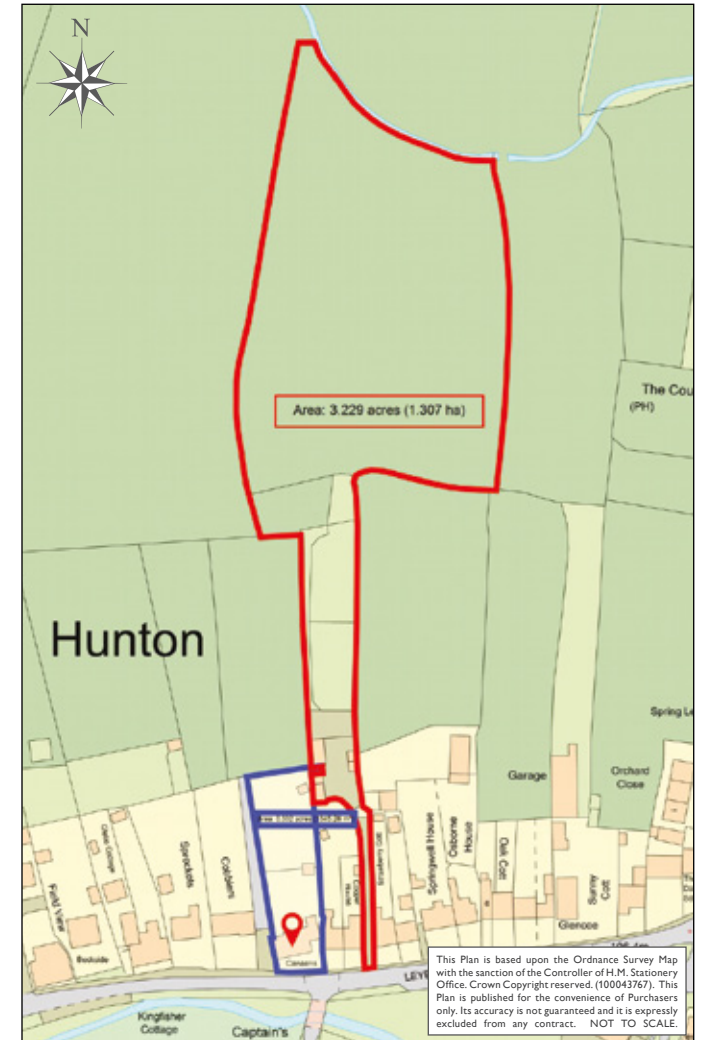


GROUND FLOOR

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. 2024



This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (100043767). This Plan is published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.

Energy Efficiency Rating

Current	Potential
52	77

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Particulars written: March 2024

Photographs taken: February 2024