



4 WEST COURTYARD
Hornby, Bedale



GSC GRAYS

PROPERTY • ESTATES • LAND

4 WEST COURTYARD

Bedale, DL8 1DG

An attractive, stone-built property in a highly-regarded village with excellent commuting links, only a short distance from the A1(M).

ACCOMMODATION

This neutrally-decorated home has quality fixtures and fittings including the kitchen, larch doors and a log-burning stove within the living room, to name a few.

The property benefits from low-maintenance accommodation and gardens with a contemporary, open-plan layout to the ground floor as well as three bedrooms and a house bathroom to the first floor. There is under-floor heating to the ground floor with engineered oak flooring, along with a recently-installed boiler.

There is an enclosed, private, patio-style garden to the rear and an open lawn to the front. There is also an allocated parking space and stone store.



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Situation and Amenities

Hornby is a small hamlet set in attractive, open, rural countryside in North Yorkshire. It is situated close to the popular market town of Bedale, which offers a range of independent retailers, restaurants, and public houses. Educational opportunities, both primary and secondary, are available at nearby Hackforth, Bedale and Richmond.

Hornby is conveniently placed to access the A1(M) approximately 6 miles away, whilst main line train services can be found at Northallerton (approximately 12 miles away) and Darlington (approximately 18 miles away).

Accommodation

The front door leads into an open-plan, triple aspect living room with a substantial and useful utility cupboard or potential home office space.

Double doors from the living room open out to the private rear patio and there are steps leading down to the quality kitchen complete with solid oak fronted units, granite worktops, Belfast sink and integrated appliances including a fridge, cooker, hob and dishwasher. There is also a door leading out to the rear garden.





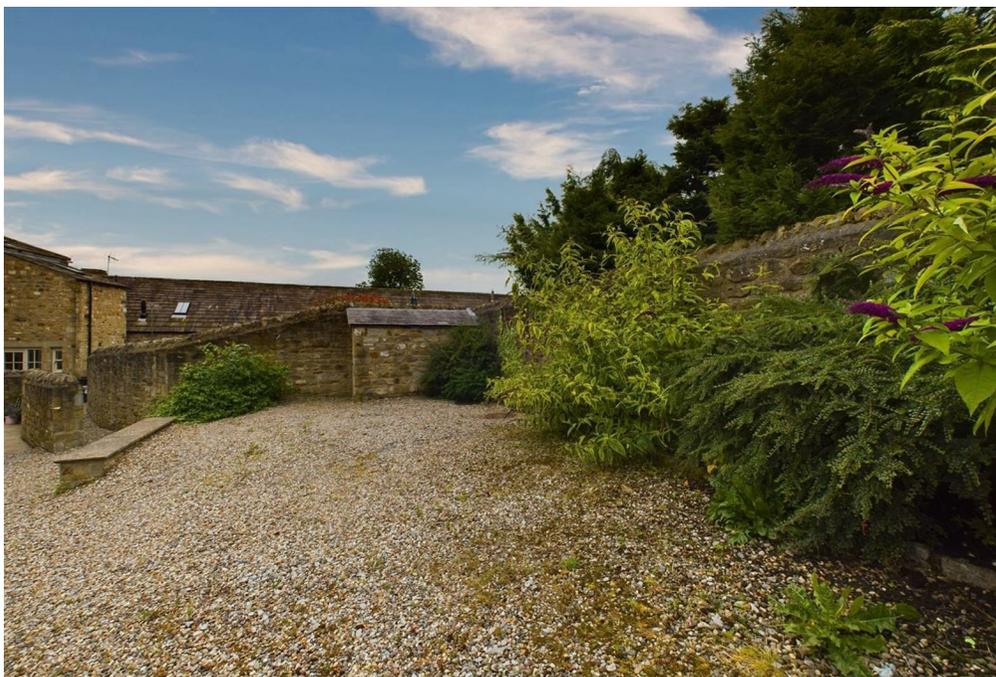
The first floor landing has a useful storage cupboard and provides access to three bedrooms, the principal of which is a double.

Steps lead down to the bathroom which features stone tiling, a substantial bath, corner shower, vanity basin and w.c.

Externally

The property is approached by stone steps leading to the front door. There is an open, lawned area to the front whilst, to the rear, there is an enclosed patio garden with stone walled boundaries and a pathway leading to the allocated parking area.

Parking at the rear of the property is accessed via a shared, gravelled driveway and there is also a useful, stone-built store.



Owners Insight

There is so much to love about this house. It is set in the most beautiful part of the country, a short drive from local market towns, the Dales and with easy access to both the North and South by road or train. It has the character of an old farm house, but is modern and comfortable. It is warm in winter and cool in summer. The views are stunning and the local area is safe and peaceful.

The property is homely and has everything you need but is also very easy to maintain. We have found the community to be supportive and helpful.

Services

Drainage to a shared treatment plant, which is maintained by the management company. Oil-fired central heating. Mains electricity and water connected. We understand there is a management company for properties within West Courtyard.

Viewings

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

Tenure

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

Local Authority

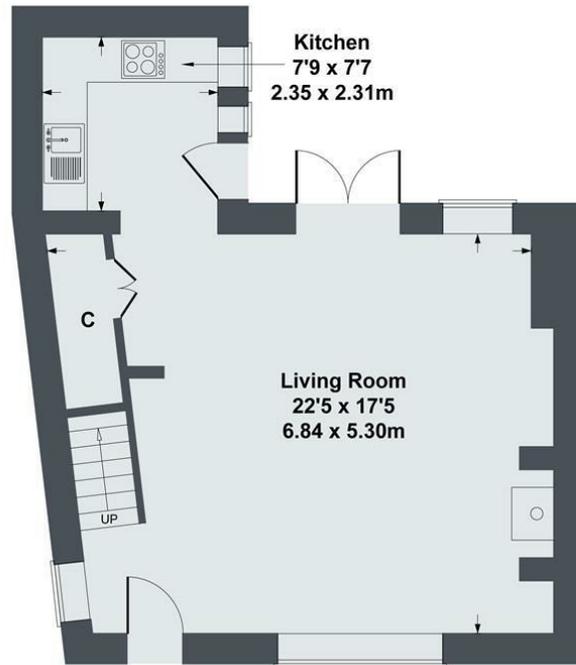
North Yorkshire Council. Council tax band C.

Particulars and Photographs

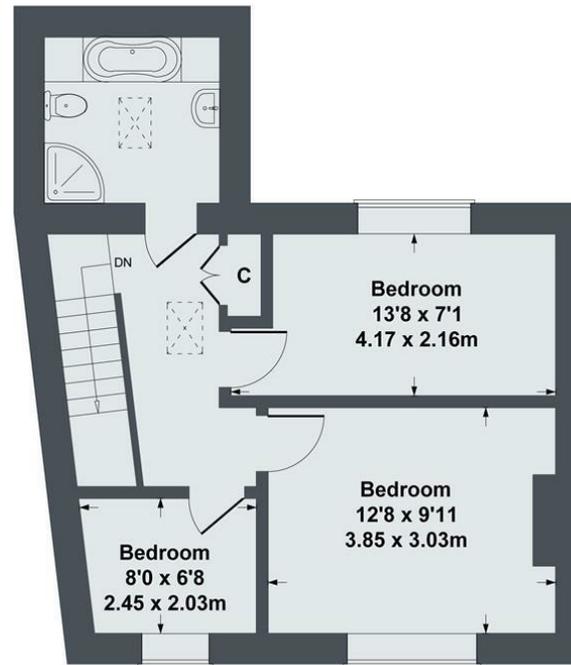
Particulars prepared and photographs taken July 2024.

4 West Courtyard, Hornby

Approximate Gross Internal Area
872 sq ft - 81 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. 2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B	76	
(69-80) C		
(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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