



BROOKSIDE

Bedale Road, Hunton



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BEDALE ROAD, HUNTON, DL8 1QE

AN ATTRACTIVE, STONE-BUILT, DETACHED CHARACTER PROPERTY, SITUATED IN A CENTRAL POSITION WITHIN A HIGHLY REGARDED VILLAGE

Accommodation

Entrance Hallway • Sitting Room • Dining Kitchen • Garden Room
Ground Floor WC • Study • Principal Bedroom with En-suite
Four Additional Bedrooms • House Bathroom

Externally

Lawned Garden • Patio Seating Area • Detached Garage • Private Parking



GSC GRAYS

PROPERTY • ESTATES • LAND

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Driffield
Tel: 01377 337180

Boroughbridge
Tel: 01423 590500

Kirkby Lonsdale
Tel: 01524 880320





Situation and Amenities

The property is situated in the pretty village of Hunton in very attractive countryside between the market towns of Leyburn, Richmond and Bedale in North Yorkshire. Hunton is a popular village with a village hall, well-regarded primary school, a community owned pub (The Countryman's Inn), with a number of walks available on the doorstep, as well as The Yorkshire Dales National Park, within close proximity. It is also very well placed between three excellent market towns, each of which has a wide range of shops and services.

Northallerton is the nearest major town with supermarkets, out of town shopping centres and leisure facilities as well as a main East Coast Line railway station with regular services to London, York and Newcastle.

There are secondary schools available in Bedale, Richmond and Leyburn as well as a range of private schools nearby, including Aysgarth Preparatory School (Newton le Willows) and Queen Mary's School (Topcliffe).

The village has good access to the A1 (M), approximately 7 miles away to provide access across the region.

Brookside

Brookside, originally was a farmhouse which has been modernised and extended into an attached barn over the years to create a substantial family home, within a highly regarded village. The property comprises character features, including exposed beams, traditional fitted cupboards within the kitchen and a spindle staircase to the first floor, together with a character fireplace in the sitting room and a log burner in the garden room.

The kitchen has been modernised in recent years to provide a contemporary finish with matte, navy units and an L-Shaped configuration with a dining area and the property benefits from neutral decoration throughout.

The garden room enjoys views over the rear, private gardens, together with dining and seating areas and links through into the sitting room and dining kitchen providing a lovely flow throughout the ground floor.

There are five bedrooms, four of which are double bedrooms.



Externally, the walled gardens provide various seating areas to enjoy the south facing aspect. There is also a discretely screened vegetable plot area, private parking as well as a garage.

The property would suite a variety of purchasers looking for spacious accommodation, particularly suited to a family.

Accommodation

An entrance hall leads to the ground floor living accommodation, a staircase to the first floor, and ground floor cloakroom. The kitchen has an L-Shaped configuration with navy fronted units, together with integrated appliances including an AEG induction hob, double oven, an island, two sinks and granite affect work surfaces. The kitchen has a dual aspect and leads through into the garden room with a log burning stove and providing two doors leading to the rear gardens.

There are double doors linking the garden room and into the sitting room, which has coving detail, a log burning stove with oak beam above and granite hearth, a door leading into the study and the main entrance hall.

To the first floor, the landing provides access to the five bedrooms, four of which are good-sized doubles and three benefitting from fitted wardrobes and storage. The principal bedroom has two windows overlooking the rear garden, an en-suite shower room complete with corner shower, vanity basin, WC and neutral tiling. There is a further single bedroom which is currently utilised as a laundry room and a house bathroom with a bath, shower above, vanity basin and WC.



Externally

The property is approached with low stonewalled and raised flowerbeds at the front of the property and a pathway to the front door.

To the rear of the property, the main garden has a south facing aspect, with stone walled and fenced boundaries. There is a substantial, stone-paved patio seating area, adjacent to the garden room and steps leading up to a pathway between two lawns. There are various well-stocked flowerbeds and borders, housing a variety of mature shrubs and plants and a climbing hydrangea to the rear of the property.

There is also an ornamental pond, additional seating area to the rear of the garden and a timber shed. The pathway leads to a gate at the rear, leading to the parking area and a pedestrian door into the garage.

Garage & Parking

To the rear of the property, there is gated access into a parking area providing private parking and a discreetly screened vegetable plot. This area also houses the oil tank and provides access to the detached garage with up and over door, light and power connected.

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. The property has a Council Tax Band of D.

Services

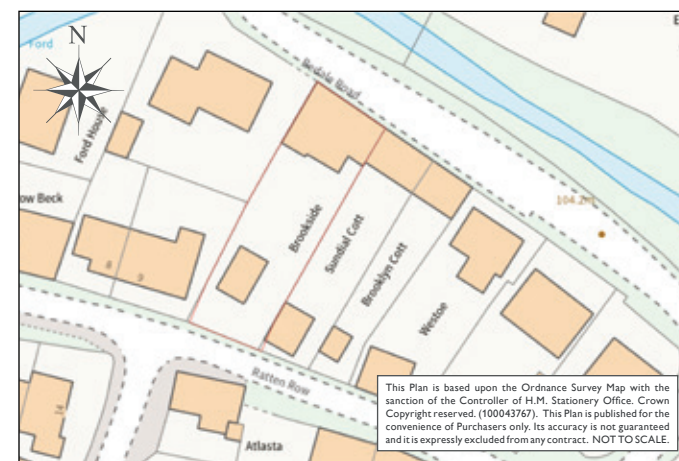
The property has mains connections to electricity, water and drainage. The property is heated by oil-fired central heating.

Wayleaves and Covenants

Brookside 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.

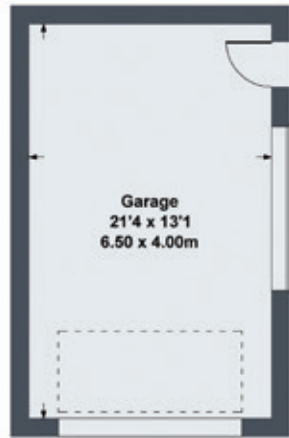
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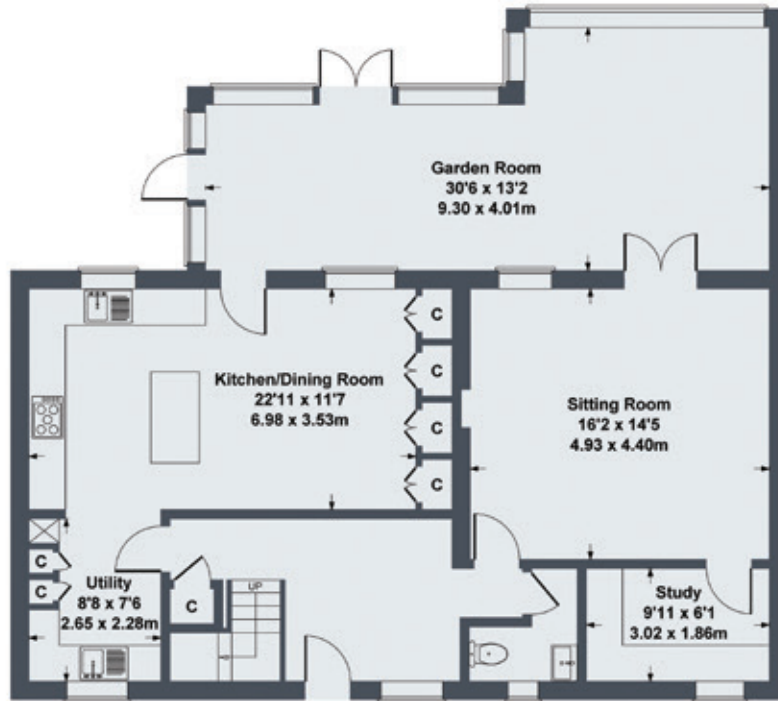


Brookside, Hunton

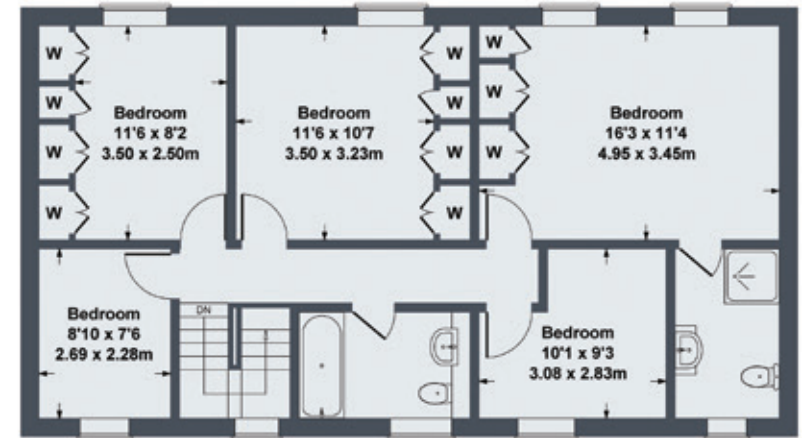
Approximate Gross Internal Area
2336 sq ft - 217 sq m



GARAGE



GROUND FLOOR



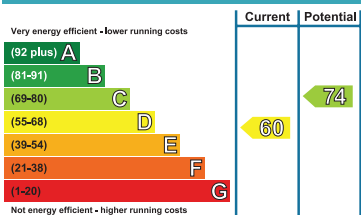
FIRST FLOOR

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. 2025

Energy Efficiency Rating



DISCLAIMER NOTICE:

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4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
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6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: March 2025

Photographs taken: March 2025