



3 NORTH ROAD
Hackforth, Bedale



GSC GRAYS

PROPERTY • ESTATES • LAND

3 NORTH ROAD

Bedale, North Yorkshire, DL8 1NP

A charming, stone built cottage, immaculately presented with quality fixtures and fittings throughout.

ACCOMMODATION

3 North Road offers an abundance of character and has been sympathetically modernised throughout, mixing country contemporary styling with quality fixtures.

There are well proportioned rooms within this double-fronted cottage with features including sash windows, traditional cast-iron radiators, oak flooring, latched doors, attractive fireplaces found in both reception rooms, a log-burner in each of the double bedrooms, a rolltop bath, vaulted ceilings and exposed beams, to name a few.

The property also benefits from a quality, bespoke kitchen with solid fitted units and work surfaces.

Not only is the internal accommodation of quality, but the rear offers a low maintenance garden with superb views over Hornby Castle Deer Park. The property is ideally located for those looking for good commuting links to the A1(M) as well as the variety of amenities on offer locally.



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Situation and Amenities

Hackforth is an attractive, semi-rural village with a range of amenities including a public house offering rooms, a restaurant and bar as well as a thriving village hall. There are schools and nurseries in close proximity.

The thriving market towns of Bedale (4.5 miles) Leyburn (9.5 miles) and Richmond (9 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 at Topcliffe, Cundall Manor, Sedbergh and Barnard Castle School.

The A1(M) is within good reach following the A1(M) upgrade with an access point at Leeming Bar around 5 miles away. The nearest train station is at Northallerton (about 10 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 22 miles away.





Accommodation

The solid, timber front door leads into an entrance porch, where there are latched doors leading to the two reception rooms and a useful storage cupboard. The dining room has engineered oak flooring, an attractive, open, cast-iron fireplace, a door leading into the kitchen and a window overlooking the front garden.

The kitchen has quality, solid oak fitted units and work surfaces, with integrated appliances including a fridge freezer, Belfast sink, range-style cooker and SMEG dishwasher, vaulted ceilings and beams, terracotta tiling and a stable door out to the rear.

The sitting room offers a multi-fuel stove with a slate hearth and beam above and a window to the front. The first floor is accessed through a latched door within the kitchen to the landing, where there is a window to the front and doors leading to two good-sized double bedrooms.



The principal bedroom has a vaulted ceiling with exposed beams, a log-burning stove and alcoves. The second double bedroom also has vaulted ceilings with exposed beams and a useful wardrobe/storage cupboard.

To the rear of the property, there is a separate annexe which is used as a garden room/play room, but offers the opportunity to be used as a home office or temporary guest accommodation. There are bi-fold doors leading out to the rear garden, along with vaulted ceilings, exposed beams and a contemporary en suite shower room.

Gardens

There is a low-maintenance garden to the front of the property which is gravelled with a stone wall boundary, mature shrubs and a pathway leading up to the front door.

To the rear of the property, there is an attractive south-facing garden which is mainly laid to lawn with a gravelled seating area, various flower beds, borders and a timber log store. The rear garden offers lovely views over Hornby Castle Deer Park.

The property also benefits from the freehold ownership of an allotment in the village, which is a short distance away.

Services and Other Information

Oil-fired central heating, mains water and electric. The property is served by a septic tank which we understand drains into the Yorkshire Water mains.

Owners' Insight

We love the views and walks through the deer park. The access to the A1 is great too, making various local towns easily accessible, including Darlington, Bedale, Northallerton, Thirsk and Ripon. The allotment is perfect for those who are keen gardeners whilst the south-facing rear garden gets sun throughout the day. There is a great community within the village and a local pub.

Wayleaves and Rights of Way

3 North Road 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.

We understand that there is a right of way over the neighbour's driveway to the rear of the property. There is also a right of way in favour of 4 North Road, at the rear of the 3 North Road, to access the rear entrance of their property.

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

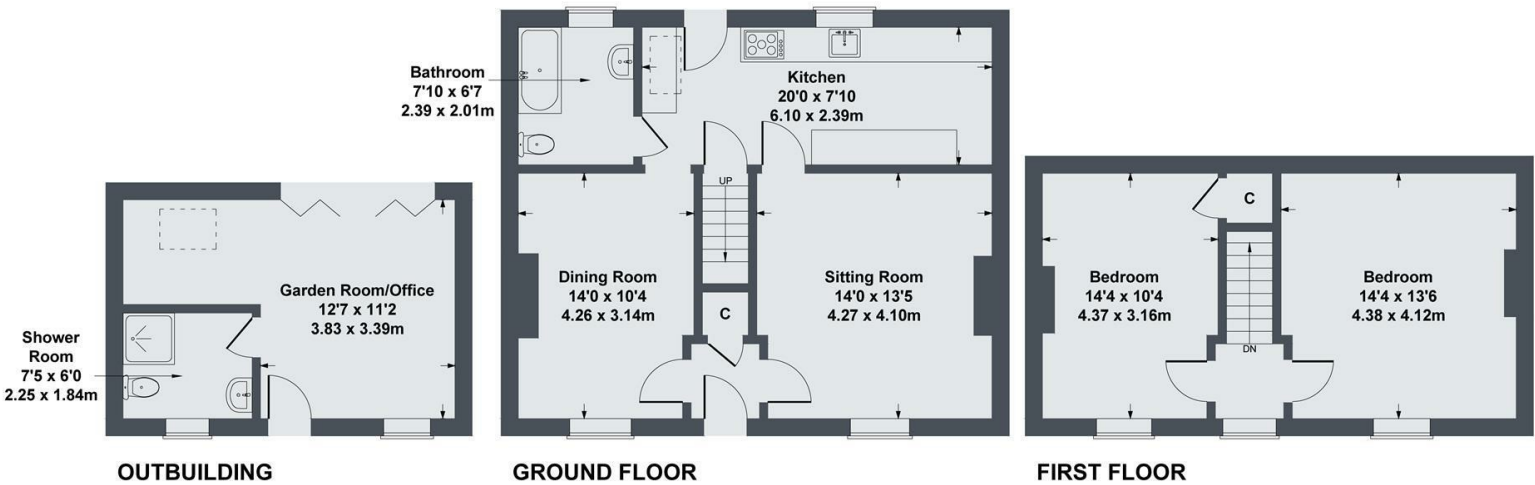
North Yorkshire Council. Council tax band D.

Particulars and Photographs

Particulars and photographs taken June 2025.

3 North Road, Hackforth, DL8 1NP


Approximate Gross Internal Area
1227 sq ft - 114 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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		32	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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