

# HORNBY GARDENS

Hornby, Bedale



GSC GRAYS

PROPERTY • ESTATES • LAND



# HORNBY GARDENS

HORNBY, BEDALE, DL8 1NQ

A SUBSTANTIAL PERIOD PROPERTY EXTENDING TO  
APPROXIMATELY 7.75 ACRES, SET IN THE GROUNDS OF THE  
FORMER HORNBY CASTLE'S GRADE II LISTED WALLED GARDENS

## Accommodation

Entrance Porch • Breakfast Kitchen • Dining Room  
Sitting Room • Six Bedrooms

## Externally

Extensive Gardens and Grounds • Woodland Area • Lakes  
Patio Seating Areas • Various Workshops and Development Potential



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Alnwick  
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Chester-le-Street  
Tel: 0191 303 9540

Barnard Castle  
Tel: 01833 637000

Driffield  
Tel: 01377 337180

Boroughbridge  
Tel: 01423 590500

Kirkby Lonsdale  
Tel: 01524 880320





### Situation and Amenities

Bedale 6 miles, Leyburn 10 miles Northallerton 12 miles, Ripon 20 miles, Harrogate 33 miles, York 42 miles, Leeds 54 miles, (please note, all distances are approximate).

The property is situated in the attractive village of Hornby, which is renowned for the deer park, Hornby Castle and has an attractive church and a range of countryside walks on the doorstep. The nearby village of Hackforth has a public house and a thriving village hall.

The nearby market town of Bedale offers a good range of amenities including a wide variety of independent and national shops, several public houses, restaurants, GP practice, sports clubs and supermarket. There are also various schooling options at nursery, primary and secondary levels, as well as private education facilities available in the area, notably Queen Mary's School, Queen Ethelburga's College, Aysgarth School at Newton le Willows and Barnard Castle School.

The property is also within close proximity of the Yorkshire Dales National Park and only a few miles (4 miles) from a good range of supermarkets and national shops at Catterick Garrison.

The property is ideally located with great access links the A1 (M) for commuting across the region and there is a mainline railway station at Northallerton.







## Hornby Gardens

Hornby Gardens is a unique residence which has not been available to purchase for a number of years. It was formerly the Market Gardens, Workshops and Buildings which were owned by the Duke of Leeds and had links to Hornby Castle itself.

The site has considerable potential with an extensive array of outbuildings and a variety of lawns, mature trees, woodland areas and lakes. There is also potential to create a business, subject to consents, with the possibility of an additional annexe or holiday let accommodation.

The main house has plenty of character and would benefit from full modernisation and renovation throughout.

The flexible and comfortable family living accommodation is set over three floors, with features including various exposed beams, character fireplaces, exposed stonework and a stone façade, to name a few.

## Accommodation

The front door leads into an entrance porch and onwards to the breakfast kitchen, which has fitted units, exposed beams, tiled floor and exposed stonework. There is an inner hall with a staircase to the first floor, as well as access to the formal dining room and onwards to the spacious, L-shaped sitting room.



The sitting room features characterful beams and exposed stone walls, with windows to three sides. Double doors lead through to the impressive rear hall, where there is access out to the parking area and a staircase to a private and spacious first floor bedroom with en suite and mezzanine level, which could be used as a study.

The main first floor landing gives access to three bedrooms, two of which are good-sized doubles, along with a shower room and separate w.c.

There is a further staircase to the second floor, where there are two further substantial rooms, both with windows and vaulted ceilings, which hold potential to be used as bedrooms.

### Gardens & Grounds

The property offers a substantial amount of potential off-street parking with wrought-iron double gates to two sides.

There are various stone-built outbuildings within the grounds which require full modernisation and refurbishment, including one which has the potential to be converted into an annexe or additional accommodation, if desired (subject to consents).

The property enjoys lawns, a variety of fruit trees and a significant amount of woodland, with a variety of native trees. There are several lakes within the grounds and the current vendors have explored the possibility of holiday lodge accommodation with private access from the main road.

### Garage and Parking

There is a garage and ample off-street parking.

### Owner's Insight

Hornby Gardens is very private with lots of original features including a 300 year old inglenook fireplace and exposed stone walls. There is great potential for running a small business or converting outbuildings into a granny flat, offices or gym.

There is plenty of space in the house and the land covers approximately 8 acres including lakes, pasture, woodland and gardens.

This is a great rewilding opportunity and the property has good access to the A1 and to childcare facilities and schools.



### Tenure

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

### what3words

///airstrip.sponsors.typical

### Local Authority

North Yorkshire Council. Council tax band G.

### Services

Mains electricity, water and sewerage. Partial central heating with solid fuel.



### Wayleaves and Covenants

Hornby Gardens 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 this property is subject to restrictive covenants contained in the deed.

### Agents Note

The property is in a conservation area and the stone walls around the perimeter of the property are Grade II Listed.

### Viewings

Strictly by appointment with GSC Grays - T: 01748 829 217.



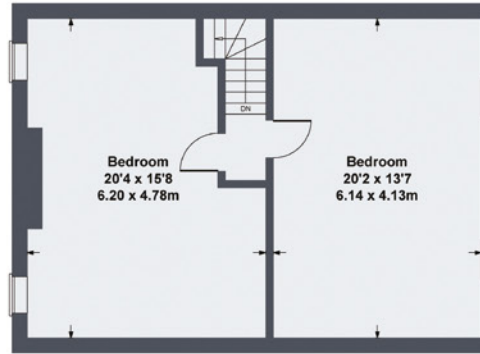
## The Gardens, Hornby

Approximate Gross Internal Area  
3111 sq ft - 289 sq m

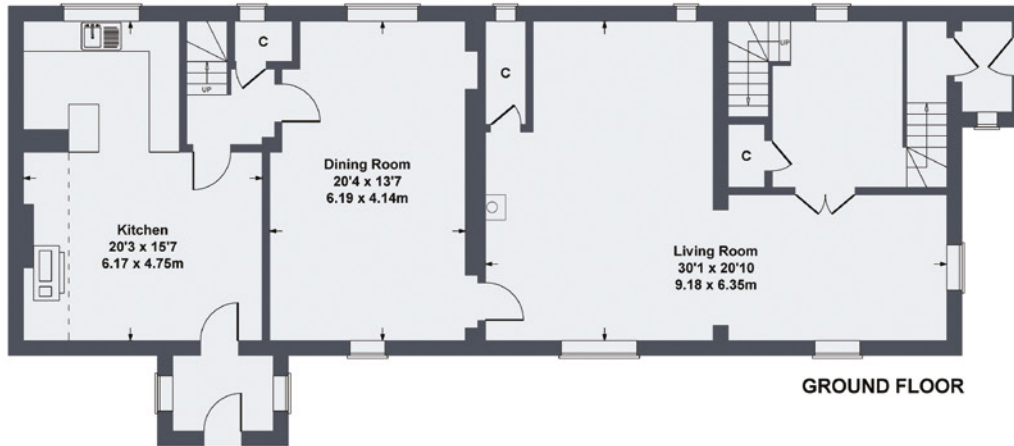
### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.

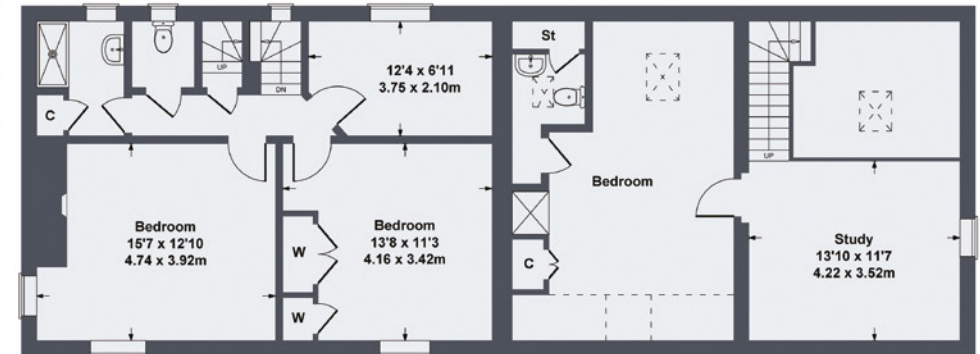
Produced by Potterplans Ltd. 2025



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

### Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	22	77
Not energy efficient - higher running costs		

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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: September 2025

Photographs taken: September 2025