



GREEN PASTURES

Hunton, Bedale, North Yorkshire





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HUNTON, BEDALE, NORTH YORKSHIRE, DL8 1PY

AN EXCEPTIONAL DETACHED BUNGALOW, TUCKED AWAY IN THE HIGHLY SOUGHT-AFTER VILLAGE OF HUNTON. SET PERFECTLY WITHIN 1.43 ACRES, THE PROPERTY INCLUDES A FENCED Paddock AND GLORIOUS GARDENS WITH AN OPEN ASPECT TO THE REAR. EXTERNALLY, A LARGE TIMBER CARPORT, DETACHED WORKSHOP AND MULTI-USE OUTBUILDING COMPLETE THIS IDEAL VILLAGE HOME THAT ALSO OFFERS ANNEXE POTENTIAL.

Accommodation

Entrance Porch • Entrance Hall • Cloakroom and W.C.
Open-Plan Family Kitchen Dining • Large Lounge with Views
Garden Room with Picture Windows • Four Double Bedrooms
En Suite to Principal Bedroom • Utility/Boot Room • Study

Externally

All Set within 1.43 Acres • Paddock and Field Shelter
Timber Carport and Storage • Large Workshop and Garage
Multi-Function Outbuilding • Glorious, Well-Maintained Gardens
Large Wildlife Pond • Patio Terraces • Ornamental Pond
Two Greenhouses • Gardens to Front, Side and Rear
Large Gravelled Parking and Turning Area for Multiple Vehicles



GSC GRAYS

PROPERTY • ESTATES • LAND

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Situation & 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, community-owned public house and village hall facilities.

The historic market town of Bedale offers an attractive blend of heritage, community and convenience. Recorded in the Domesday Book and granted market status in 1251, Bedale continues its long-standing tradition with a lively Tuesday market at the heart of the town.

There are excellent educational opportunities for children up to 16 years of age and a well-equipped leisure centre complete with swimming pool and gym facilities. The town also benefits from a football club, golf club and, with its position as the gateway to the Yorkshire Dales, an abundance of scenic walks, outdoor activities and countryside pursuits right on the doorstep.

Transport links are a particular strength, with the bypass ensuring smooth local travel and swift access to Junction 51 of the A1(M), connecting effortlessly to the national motorway network. Mainline rail services are available from nearby Northallerton, while Teesside International Airport, Newcastle Airport and Leeds. Bradford Airport are within approximately one hour's drive, offering excellent regional, national and international travel options.

Accommodation

The principal entrance opens into a welcoming porch, with glazed door leading through to the reception hallway. From here, there is access to a cloakroom/w.c, together with a useful cloak storage room.

Turning left from the hall brings you into a wonderful room currently arranged as a bedroom, which would be equally well suited for use as an additional reception space or home study if desired. This room features a bespoke range of shelving and storage with a window overlooking the front garden.





The open-plan kitchen, dining and living space is filled with natural light from the rear-facing windows and enjoys far-reaching views over the gardens and adjoining fields. The kitchen is fitted with attractive units, complemented by wooden work surfaces, a breakfast bar, space for a fridge and freezer and a one-and-a-half bowl stainless steel sink with drainer. The kitchen flows naturally into the dining area, creating a sociable and practical space for everyday family life, entertaining and relaxed dining.

The generous living area, which is open-plan to the kitchen and dining space, is centred around a wood-burning stove with mantel above, providing an inviting focal point. Windows to three elevations allow excellent natural light throughout the day, while the adjoining garden room features a door opening onto the patio and impressive full-height glazing which frames the surrounding views.

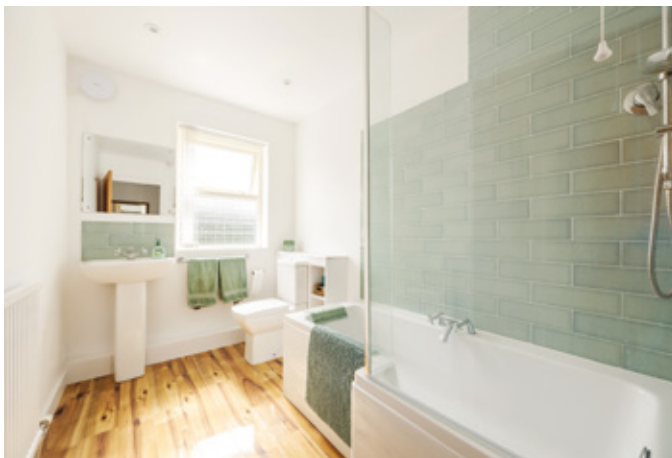
The family bathroom is appointed with a P-shaped bath with shower over and screen, low-level w.c, wash hand basin and a front-facing window.

A further bedroom at the rear enjoys views across the paddocks and benefits from fitted storage shelves and cupboards.

A door from the hallway leads into a further area of accommodation which offers excellent potential for use as an annexe, if required, but works equally well as additional family space. This includes a spacious double bedroom overlooking the front garden, along with a central hallway or study area, complete with a window to the rear gardens and a range of storage cupboards.

The principal double bedroom is with fitted wardrobes to either side, served by an en suite shower room comprising a step-in shower cubicle, low-level w.c, wash hand basin and a side-facing window.

Positioned to the furthest point of the property is a useful utility/boot room which could, subject to requirements,





function as a secondary kitchen. It is fitted with wall-mounted units, wooden worktops, a Belfast-style sink and has a rear-facing window and space for a washing machine. A door provides direct access outside to a covered walkway and onwards to the timber carport.

Externally

The property is set within beautifully-maintained gardens which wrap around the bungalow and provide a wonderful sense of privacy, being enclosed by established hedging and fencing. The gardens offer broad areas of lawn, mature planting, wildflowers and rushes, together with two attractive ponds, one ornamental and the other creating a delightful wildlife feature. Throughout the grounds, there is a choice of seating areas, each enjoying a different outlook across the gardens, paddock and open countryside beyond.

There is a substantial timber greenhouse, to the side of which is a wonderful vegetable and fruit garden. A further aluminium greenhouse is positioned a short distance away across the lawn.

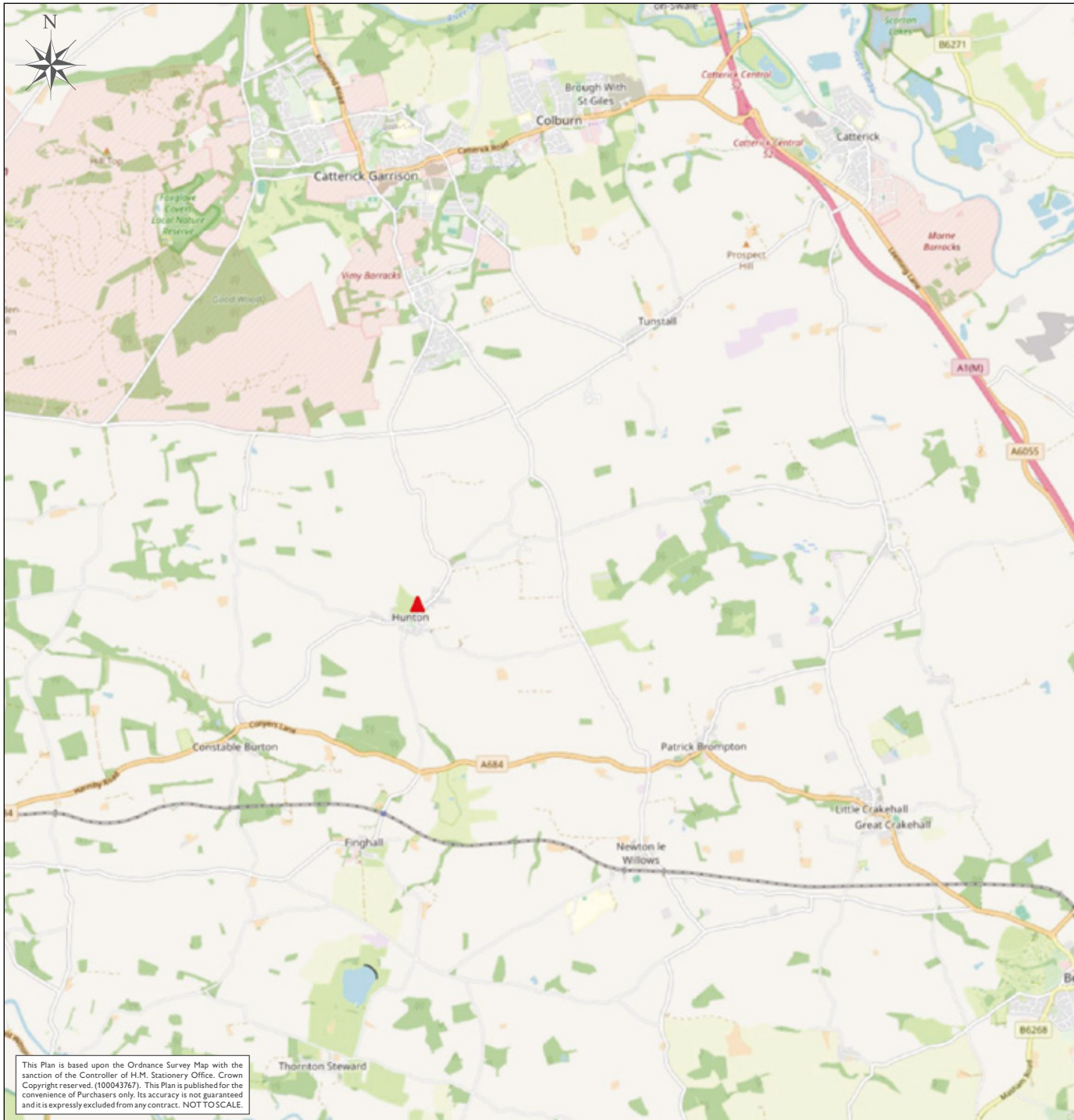
Gated access leads to the rear paddock, which is well secured with fenced and hedged boundaries. Within the paddock is an open-fronted field shelter, ideal for livestock or hobby farming use.

Outbuildings

The property benefits from a substantial workshop/garage, approached over a concrete hardstanding area to the front. The building is equipped with power and lighting with double timber doors and a stable door to the rear. Useful rafter storage provides additional space above.

In addition, there is an excellent, multi-purpose outbuilding, currently arranged as a games room but offering flexibility for a variety of uses. This well-presented space features a stable door for everyday access, windows to the front and side and glazed doors to the front, creating a light and practical ancillary building.





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Garage & Parking

A large timber carport provides excellent covered parking and storage, set on a concrete base beneath an apex roof. The structure benefits from electricity, an adjoining wood store, useful storage space and double doors to the rear.

To the front of the property is a generous gravelled parking and turning area, offering ample space for multiple vehicles. Further garaging could be offered by the additional outbuildings, subject to personal preference.

Tenure

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

Viewings

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

Local Authority

North Yorkshire Council. Council tax band E.

Services

Mains electricity. Mains water and drainage. Oil-fired heating.

Directions

From Church Bank, access is via Chapel Terrace where you will find a gate opening to Green Pastures. Access is strictly by appointment.

what3words

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Wayleaves & Covenants

Green Pastures 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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



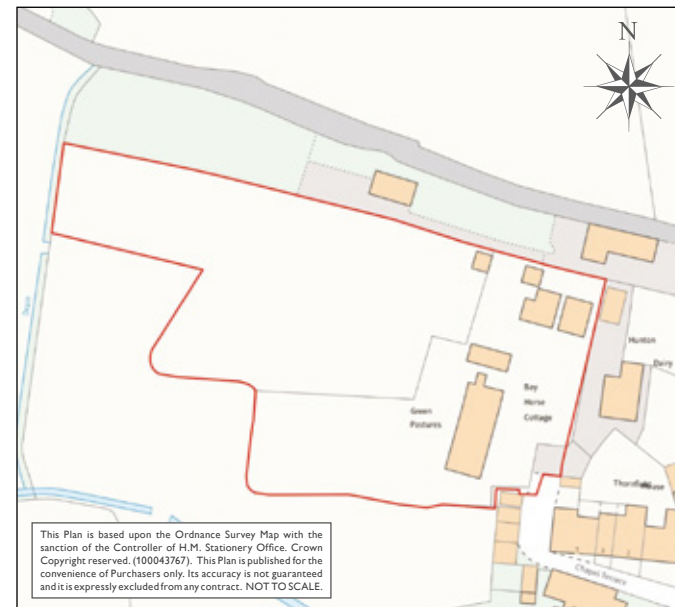
Green Pastures, Hunton, Bedale, DL8 1PY

Approximate Gross Internal Area
2777 sq ft - 258 sq m
(Excluding Carport)

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.

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Particulars written: July 2026

Photographs taken: July 2026

