



WEST GARTH BARN, EXELBY, BEDALE, DL8 2HD.

An individual and characterful 5 bedroomed Semi Detached home located in the heart of the popular village of Exelby just 2 miles from Bedale. The property boasts spacious and well portioned rooms with a layout that will appeal to modern lifestyles. No chain and a quick sale is possible.

£475,000





West Garth Barn,

Exelby, Bedale, DL8 2HD.

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Description

Entrance Hall

Wooden entrance door, stone tiled flooring, double radiator, double glazed window to the front, doors to the Sitting Room, Dining Kitchen and WC.

WC

Low level WC, wall mounted washbasin with tiled splashback, double radiator, frosted double glazed window to the rear and a floor mounted central heating boiler.

Dining Kitchen

Matching range of wall and base unit with a work surface over and matching upstand, one and half bowl stainless steel drainer sink with mixer tap over, space for an electric range style cooker with extractor hood and downlights over, space for a dishwasher, washing machine and tall fridge freezer. Built-in pantry which houses the plumbing for the tumble dryer, double glazed window, work surface and range of shelving units. Double glazed windows to the front, rear and side, double glazed door to the rear, wood effect, 2 radiators, understairs cupboard and a door through to an Inner Hallway.

Inner Hallway

Stairs leading to the first floor, double glazed arched window to the front and a door to the Dining Room.

Dining Room

Open fire with tiled surround and stone hearth, double glazed bow window to the side, exposed wooden beam, television point, wall light points and a built-in cupboard into the recess.

Sitting Room

Double glazed windows to the front and rear, built-in wood burning stove set into an Inglenook style fireplace and set onto stone hearth, double radiator, wall light points, television point, stairs leading to the first floor and a door through to the Study.

Study/Morning Room

Double glazed windows to the front and side, double glazed French doors to the rear, telephone point, a range of cupboards and shelves built into the alcoves and a double radiator.

First Floor

Landing

Double glazed window to the front, doors to Bedroom 1 and 2.

Bedroom 1

Double glazed window to the rear, double glazed porthole style window to the side, built-in cupboard, desk with side cupboard and shelving, double radiator and wall light points.



Ensuite

Step-in shower with glazed double sliding doors and screen, tiled walls, pedestal mounted washbasin with mixer tap over and tiled splashback, low level WC, ladder style heated towel rail, Velux window to the rear and a light with a shaver point.

Bedroom 2

Double glazed window to the rear, wall light points, built-in overstairs cupboard.

Ensuite Bathroom

Panelled bath with mixer tap and handheld shower over, tiled walls, low level WC, pedestal mounted washbasin with tiled splashback and mixer tap, ladder style heated towel rail, recess spotlights frosted double glazed windows to the front and rear and a built-in airing cupboard.

Landing

Doors to Bedrooms 3,4 and 5 and the Bathroom.

Bedroom 3

Dual aspect double glazed windows to the front and to the side, radiator, wall light points and 2 built-in double wardrobes.

Bedroom 4

Dual aspect double glazed windows to the front and to the side, radiator, built-in overstairs cupboard and wall light points.

Bedroom 5

Dual aspect double glazed windows to the rear and the side and a radiator.

Bathroom

Panelled bath with electric Redring shower over, low level WC, pedestal mounted washbasin, partially tiled walls, frosted double glazed window to the rear and a radiator.

Outside

To the front there is a paved frontage with mature planted borders, gravelled parking area and paved patio in front of the front door.

To the rear there is a further off street parking area for 2 cars with a path leading to the rear gardens, which have steps up to the main lawned area which has mature planted borders with a range of trees, shrubs and flowers, raised Summer House with stair access, garden shed and there is trellising and a pergola arch through to a separate garden, which has a vegetable patch and mature planted borders, fenced boundaries and stone paved steps down to the path.

Also to the rear garden there is an outside tap and a range of motion sensed security lighting.

Location

Exelby is part of the civil parish of Exelby, Leeming and Newton and the village lies on the B6285 which connects Bedale with Exelby, Theakston, Burneston and the A6055 road just east of Burneston.

In October 2018 residents and other community investors bought the village pub - The Green Dragon and this is now a thriving Village pub.

GENERAL INFORMATION

Viewing - by appointment with Norman F. Brown.

Local Authority - Hambleton District Council

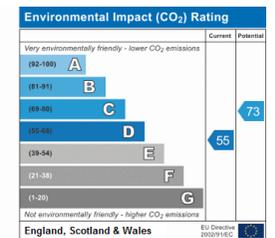
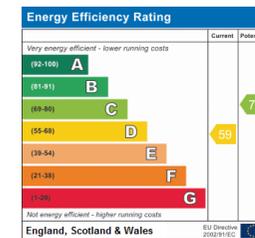
Tel: (01609) 779977

Council Tax Band – C

Property Reference – 39/21

Particulars Prepared – April 2019





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