

CONYERS PLACE



2 WEST COURTYARD | HORNBY | BEDALE
NORTH YORKSHIRE | DL8 1DG



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Bedale town centre 5 miles, Snape 9 miles, Richmond 7 miles, Leyburn 10 Miles, Masham 10 miles (all distances approximate)

*A stunning three bedroom open plan conversion of farm buildings
formerly part of the Hornby Castle estate situated in an idyllic setting
close to the Castle Deer Park*

CROFT

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01904 238222



ACCOMMODATION AND AMENITIES

Ground Floor:

Entrance porch, open plan kitchen living area, sitting room, study, utility room and cloakroom.

First Floor:

Principal bedroom with ensuite bathroom and wet room style shower, guest bedroom with ensuite bathroom and separate shower, further double bedroom with ensuite 'wet room', house bathroom and a children's den/storage area.

Outside:

Double garage with electric up and over door, parking for three cars and a private south facing courtyard garden.









INTRODUCTION

The open plan living kitchen is perfect for everyday living as well as entertaining guests and is fully equipped with a range of Miele appliances including an electric oven, induction hob, warming drawer, microwave, coffee machine, dishwasher, fridge/freezer and a perfect fresh zone fridge. There is an electric three oven AGA with an Aims controller and a Zip Hydro hot and cold tap. A breakfast bar has seating for six. Double doors lead to the walled garden.

The clever design of the open plan space runs seamlessly into the elegant and spacious sitting room, with double doors leading to the pretty walled garden.

The large Bodart and Gonay double sided log burner heats both reception rooms. The beautiful oak flooring runs through most of downstairs.

As well as the two reception rooms, there is a study / snug which has surround sound and wonderful far reaching views across the fields. There is a cloakroom and utility room off the hallway. The utility room has a washing machine and gives plenty of storage and drying facilities. There is good storage space under the stairs.

The first floor accommodation is accessed by an oak staircase with built in low level lights. The principal bedroom is bright and light with a large ensuite bathroom and separate shower. There are two additional generously sized double bedrooms with ensuites. There is also a house shower room. Sanitaryware is by Villeroy and Boch and tiles by Fired Earth. All ensuites and the house shower room have independently heated towel rails and underfloor heating

The garage can be accessed from the front of the property through double electric doors or alternatively from the entrance porch. The driveway provides parking for three cars.

The south facing walled garden is well planted and maintained and is perfect for summer nights entertaining and catching the last of the evening sun.



Environs

Bedale town centre 5 miles, Richmond 7 miles, Leyburn 10 miles, Masham 10 miles, Northallerton 12 miles, Darlington 17 miles and Harrogate 31 miles (all distances are approximate).

The A1(M) is 5 miles away. Northallerton railway station has direct service to London and Scotland. Leeds/Bradford and Newcastle airports are about one hour away.

Bedale and nearby market towns offer a variety of tourist attractions, local independent shops, supermarkets, restaurants and public houses. There are many sporting facilities in the area including golf, tennis and horse racing. The Yorkshire Dales are close with many opportunities for walking and cycling.





ADDITIONAL INFORMATION

Services

We are advised that the property has mains electricity and water. There is private drainage and oil fired central heating.
Council tax band F

Local Authority

Richmondshire County Council
Mercury House, Station Road
Richmond DL10 4JX
01748 829100

Tenure

We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

Directions

DL8 1DG

Viewing

Strictly through the selling agent:
Croft Residential
Pavilion 2000
Amy Johnson Way
York YO30 4XT

01904 238222

toby@croftresidential.co.uk

www.croftresidential.co.uk





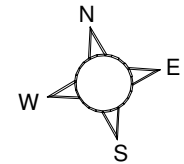
2 West Courtyard, Hornby, Bedale, DL8 1DG

Approximate Gross Internal Area

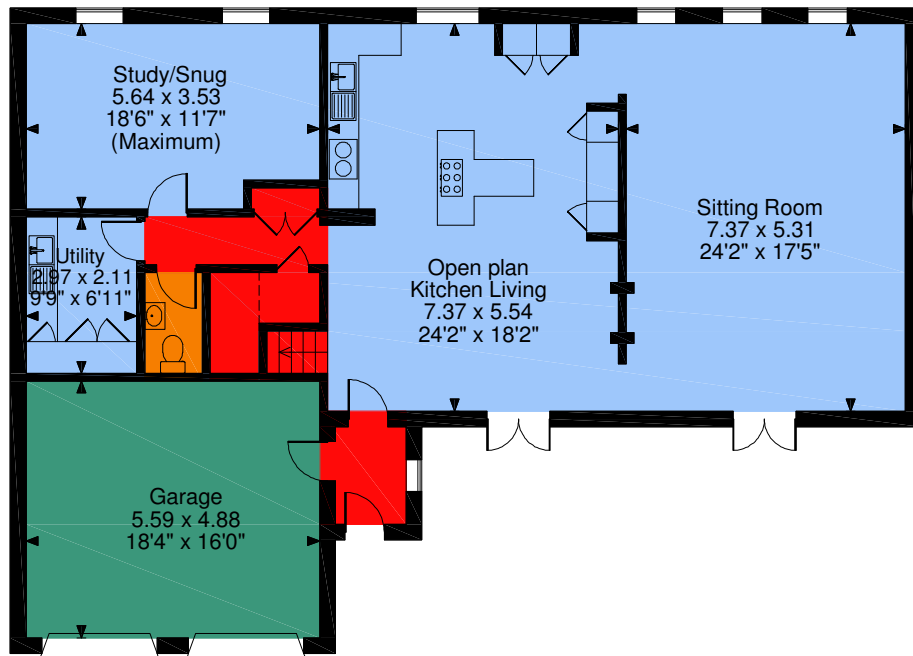
Main House = 2510 Sq Ft/233 Sq M

Garage = 294 Sq Ft/27 Sq M

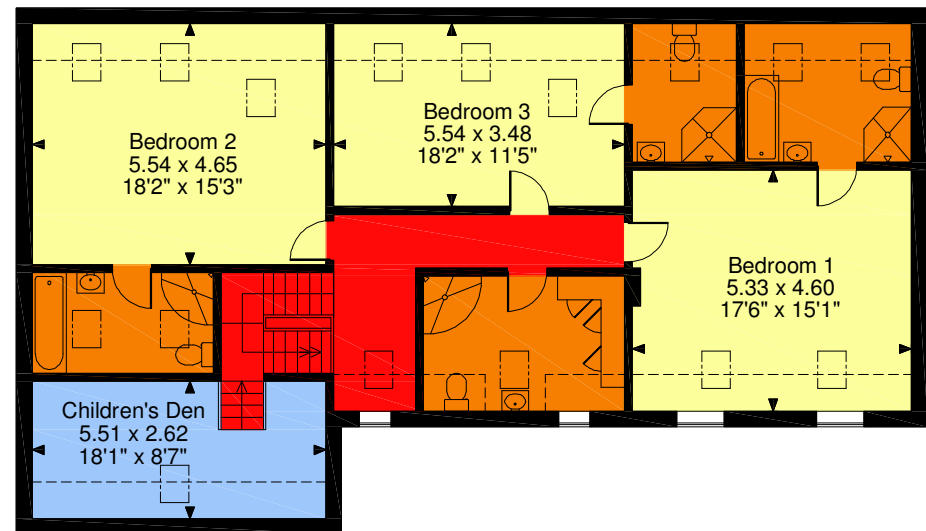
Total = 2804 Sq Ft/260 Sq M



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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