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East Courtyard,  
Hornby, Bedale, DL8 1BF

**Offers in the region of £680,000**

Barn Conversion  
4 Bedroom/s  
3 Bathroom/s



An attractive and beautifully presented four bedroomed barn conversion providing spacious and modern living accommodation together with period style features including impressive exposed ceiling beams. The property benefits from oil fired central heating with the ground floor having under floor heating and double glazing throughout. The accommodation includes a spacious dining hall, cloak room / wc, spacious living room with multi fuel burning stove, fitted cupboards, book shelving and French doors to the rear garden. There is also a sitting room with fitted cupboards, drawers and book shelving. The kitchen / breakfast room is fitted with a range of wall and base units, separate pantry cupboards, granite work tops and integrated appliances including cooker, microwave, dishwasher, fridge freezer and a double Belfast sink. There is also a useful utility room and separate boiler room. To the first floor there is a principle bedroom with vaulted ceiling and impressive exposed beams, dressing room, en suite bathroom together with a shower cubicle and a useful galleried mezzanine area. The guest bedroom also has an ensuite shower room and bedroom three has a Juliette balcony over looking the rear garden. The family bathroom is fitted with a period style white suite. Externally there is a gravel drive providing off street parking for several vehicles and access to the garage, The large walled rear garden is south facing with lawn and patio.







- Beautifully presented four double bed roomed barn conversion
- Kitchen / breakfast room with integrated appliances and separate utility room
- Principle bedroom with vaulted ceiling, exposed beams, dressing room, en suite bathroom and mezzanine level
- Under floor heating to the ground floor and double glazing
- Large south facing walled rear garden with patio
- Spacious living room with multi fuel stove and French doors to the rear garden
- Impressive dining hall with traditional spindle staircase
- Guest bedroom with en suite shower room
- Gravel driveway providing off road parking and access to the garage
- Lovely courtyard setting within rural North Yorkshire with easy access to A1M

#### GENERAL INFORMATION

Tenure: Freehold

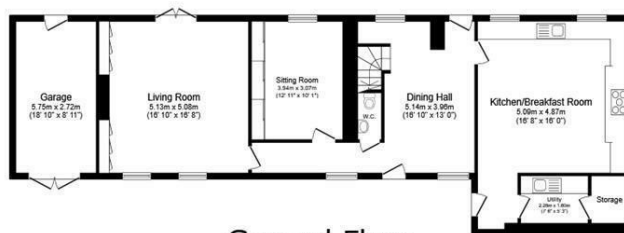
Services: Oil central heating, mains electric, water and drainage to septic tank.

Double glazing

Local Authority: North Yorkshire Band F

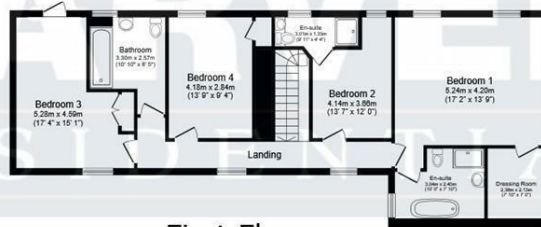
Note - Annual charge of £730.06 towards the management of the septic tank.





### Ground Floor

Floor area 115.2 sq.m. (1,240 sq.ft.)



### First Floor

Floor area 100.6 sq.m. (1,082 sq.ft.)

Mezzanine floor is above  
 En-suite & Dressing Room



### Mezzanine Floor

Floor area 13.5 sq.m. (145 sq.ft.)

Total floor area: 229.3 sq.m. (2,468 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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

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14 Duke Street, Darlington  
 County Durham, DL3 7AA  
 Tel: 01325 357807  
[sales@carvergroup.co.uk](mailto:sales@carvergroup.co.uk)

26 Market Place, Richmond  
 North Yorkshire, DL10 4QG  
 Tel: 01748 825317  
[richmond@carvergroup.co.uk](mailto:richmond@carvergroup.co.uk)

43 Dalton Way, Newton Aycliffe  
 County Durham, DL5 4DJ  
 Tel: 01325 320676  
[aycliffe@carvergroup.co.uk](mailto:aycliffe@carvergroup.co.uk)

219 High Street, Northallerton  
 North Yorkshire, DL7 8LW  
 Tel: 01609 777710  
[northallerton@carvergroup.co.uk](mailto:northallerton@carvergroup.co.uk)