

Hawes 01969 667744  
Leyburn 01969 622936  
www.jrhopper.com

**J.R. HOPPER & Co.** EST. 1886

Settle 07726 596616  
Kirkby Stephen 07434 788654  
London 02074 098451

01969 622936

enquiries@jrhopper.com

*"For Sales In The Dales"*

## Castle Cottage, 3 West Courtyard, Hornby



- Immaculate Cottage In Desirable Location
- Large Lounge With Wood Burning Stove
- Private Parking For 2 Cars
- Adjoining Former Grounds Of Hornby Castle
- Loft Room With Study & Storage
- Stone Outbuilding, Bin Store
- 2 Double Bedrooms
- Oil Central Heating
- Views To Hornby Castle & Deer Park
- Bathroom
- Double Glazing
- Excellent Home For Part Or Fulltime Living
- Quality Fitted Kitchen Diner

**Guide Price £325,000 - £350,000**



**RESIDENTIAL SALES • LETTINGS • COMMERCIAL • PROPERTY CONSULTANCY**  
Valuations, Surveys, Planning, Commercial & Business Transfers, Acquisitions, Conveyancing,  
Mortgage & Investment Advice, Inheritance Planning, Property, Antique & Household Auctions, Removals



J. R. Hopper & Co. is a trading name for J. R. Hopper & Co. (Property Services) Ltd. Registered: England No. 3438347. Registered Office: Hall House, Woodhall, DL8 3LB. Directors: L. B. Carlisle, E. J. Carlisle

## DESCRIPTION

Castle Cottage, 3 West Courtyard is situated in a small prestigious courtyard development, adjoining the grounds of Hornby Castle, which overlooks the deer park to the front and the Castle to the rear.

Hornby is a small village located approximately 4 miles from Bedale, and also has easy access to Leyburn, Richmond, A1 and Catterick Garrison. It has a church and a castle with a surrounding deer park. It links to Hackforth and Hornby community primary school.

The property has been sympathetically extended to offer spacious, light, and impressive accommodation. It benefits from double glazing and oil central heating and is in excellent decorative order.

On the ground floor the property enjoys open plan living with a beautiful, fitted kitchen of the highest quality, including an LPG range cooker and integrated appliances. There is underfloor oil-fired heating and wood flooring. In the lounge area there is an attractive fireplace with stone surround incorporating a wood burning stove. There are two attractive double bedrooms, both enjoying good views. The bathroom is of a good quality with travertine stone tiled floor and attractive tiling. The loft space is currently used as an office/study with well designed, accessible storage areas.

Externally, to the rear is a stone flagged, south-facing suntrap patio area with views to the castle. The property has parking for two vehicles within a private gravelled area. There is a large, stone built outbuilding and a walled bin store.

The cottage will make an excellent home for part or full time living, it is understood that 'It cannot be used for holiday letting.'

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## GROUND FLOOR

**LOUNGE** 20' x 10' 5" (6.1m x 3.18m) Lovely inviting room. Oak flooring. Attractive stone built fireplace with wood burning stove. Ceiling spotlights. Window with lovely view overlooking the deer park and fields beyond. Staircase with under stair storage. Front door.

**KITCHEN  
DINING ROOM** 20' x 14' 4" (6.1m x 4.37m) Beautiful light room with quality fitted kitchen. Underfloor, oil-fired central heating. Oak flooring. Character beams with spotlights. Good range of wall and base units with oak worktops. Centre island unit. LPG range cooker. Belfast sink. Integrated fridge freezer, dishwasher, washer drier and larder cupboard. Patio doors to private sun trap rear garden.

## FIRST FLOOR

**LANDING** Light landing area with access to loft. Fitted carpet. Window to the rear with views to the castle.

Castle Cottage, 3 West Courtyard, Old Farmstead, Hornby Castle, DL8 1DG

<b>BEDROOM 1</b>	10' 9" x 10' 9" (3.28m x 3.28m) Front double bedroom. Fitted carpet. 2 fitted wardrobes with attractive oak doors. Radiator. Cast iron fireplace. Oak door. Window to front with views over the deer park.
<b>BEDROOM 2</b>	12' 8" x 6' 8" (3.86m x 2.03m) Rear double bedroom. Fitted carpet. Radiator. Fitted wardrobe with oak doors. Oak door. Window with views to the castle.
<b>BATHROOM</b>	8' x 7' (2.44m x 2.13m) Attractive bathroom with under floor heating and travertine stone tiled floor. Bath with shower over. Antique style heated towel rail. Wash basin. WC. Extractor fan. Window with views to front over open fields.
<b>ATTIC/STUDY</b>	10' 7" x 10' 6" (3.23m x 3.2m) Loft ladder access. 5ft maximum headroom. Electric panel heater. Fitted desk worktop and drawers. Superb working from home office space. Velux window. Excellent under eaves storage.
<b>OUTSIDE</b>	
<b>FRONT</b>	Lawned garden with flagged path to the front door. Space for plant pots and bench.
<b>GARDEN</b>	South facing flagged suntrap patio to rear of the property. Stone built outbuilding with excellent storage.
<b>PARKING</b>	Private gravelled area with parking for two cars.
<b>REAR</b>	Bin store and calor gas tanks. 1000 litre underground oil tank.
<b>AGENTS NOTE</b>	There is an annual charge that is variable and this year 2021 it was £387.50, which covers the service charge towards maintenance of sewers, septic tank, and electric lighting of communal areas.

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### GENERAL

<b>Photographs &amp; Virtual Tours Viewing</b>	Items in these photographs and tours may not be included in the sale. <b>Ask for a video viewing first</b> - In person viewings by appointment only. PPE must be worn at appointment. We aim to accompany viewings 7 days a week.
<b>Local Authority &amp; Planning Council Tax Band</b>	Richmondshire District Council, 01748 829100. Band should be confirmed by the Purchaser prior to purchase.
<b>Tenure</b>	Freehold.

### AGENT NOTES

J. R. HOPPER & Co. has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice.

### OFFER PROCEDURE

J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective Purchasers. In addition the Purchaser will be required to provide information regarding the source of funding as part of our Offer handling procedure

### FINANCIAL ADVICE

Buying your own home can be a complicated and confusing business especially with so many different schemes being offered by the High Street Building Societies and Banks. Why not find out which mortgage is best for you by speaking to our own **Independent Financial & Mortgage Advisor?** There is no obligation or cost and we can help even if you are buying from other agents. To make an appointment, please call – 01969 622936

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

### CONVEYANCING

Buying or Selling your home requires a diligent solicitor. We work with local solicitors & the UK's most recommended provider of conveyancing services. This makes the process as smooth and stress free as possible. Call, or check our website, for a free, no obligation, no move no fee quote.

### MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our Relocation Agent Network of over 600 specially selected offices can provide this no obligation free service anywhere in the country. Call or email now to let us get you moving.

### ALL AGENTS

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### ON THE MARKET

To see all our properties in the Yorkshire Dales first, register at [jrhopper.com](http://jrhopper.com) and [onthemarket.com](http://onthemarket.com)

### J. R. HOPPER & Co.

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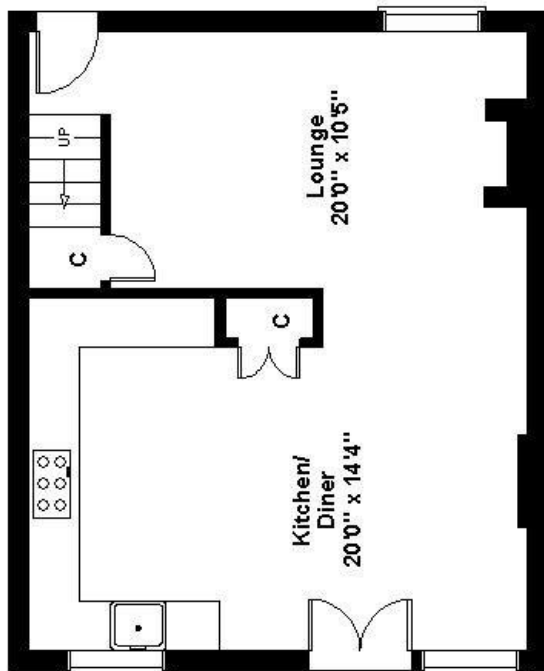
### ENERGY PERFORMANCE CERTIFICATE

**Property:** Castle Cottage, 3 West Courtyard, Old Farmstead, Hornby Castle, Bedale, North Yorkshire, DL8 1DG

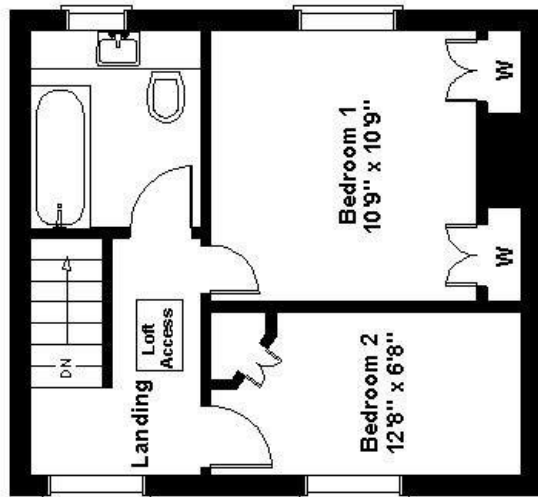
**Energy Efficiency Rating Current TBC**

# 3 West Courtyard, Hornby

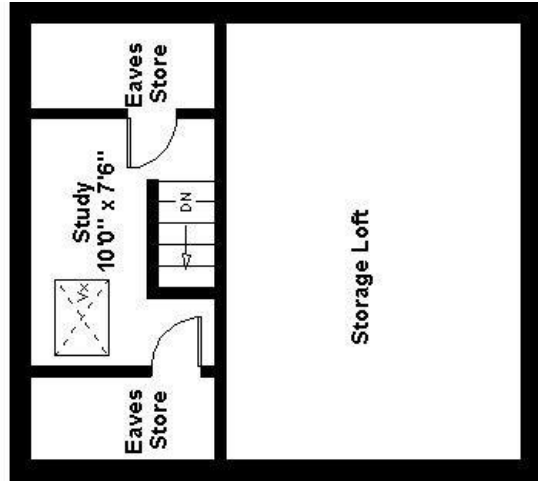
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**GROUND FLOOR**



**FIRST FLOOR**

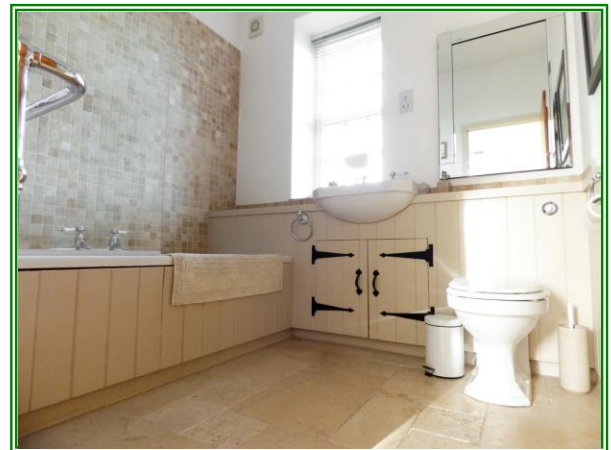


**ATTIC**

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY  
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans  
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