



Field House Carthorpe, Bedale DL8 2LF
Asking Price £559,950



JOPLINGS
Property Consultants



FIELD HOUSE CARTHORPE

BEDALE, DL8 2LF

We are delighted to welcome Field House onto the sales Market. This Stunning Individual Property offers versatile living accommodation, open-plan by design and benefits from bedrooms and bathrooms to both the Ground Floor and First Floor.

This substantial home is situated within gardens benefitting from a large pond and a variety of fruit trees and open views over fields and beyond, to the rear. Additional land to the rear may be available through discussion with the owner of Field House.

The property has been updated with its energy usage in mind with Timber Triple Glazed windows to the Ground Floor and Solar Panels, which more than adequately help pay towards the LPG central heating and water usage.

ENTRANCE

Timber door with glazed slot window to the side gives access into the property.

INNER PORCH

Tiled flooring.

RECEPTION HALL

Windows overlooking the Front Garden and Driveway and further rooflight windows. Stairs to the First Floor Galleried Landing. Radiators.

UTILITY ROOM

Timber door leading to the side of the property. Window to the Front. Plumbing and space for white goods. Tiled flooring. Radiator.

STORE AND UTILITIES

Hot water cylinder. LPG central heating boiler. Solar panel controls. Consumer unit. Tiled flooring.

WET ROOM

Opaque window to the Front. Suite comprises: Shower, wall-mounted wash hand basin and WC. Tiled flooring and partially-tiled walls. Recessed lighting. Ladder style towel rail. Underfloor heating.

DINING KITCHEN

Floor to ceiling window overlooking the Rear Garden and a further window to the Side. Range of Shaker style base and wall units with coordinating work surface over. Stainless Steel one and a half sink and drainer with mixer tap. Plumbing and space for dishwasher. Integrated appliances: microwave, double oven and grill, full-height side-by-side fridge and freezer. Gas 5-burner hob with extractor above. Oak breakfast bar.

Dining Area
Slot window. Radiator.

Leads into the Living Room.



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LIVING ROOM

Fully-glazed door out onto the Decked Seating Area, Sliding Patio door out to the Rear Garden and a further window to the Side. Contemporary multi-fuel burner on a tiled hearth. Radiators.

BEDROOM FOUR

Windows overlooking the Rear Garden. Built-in wardrobes. Radiator.

BEDROOM THREE

Window to the Side. Built-in wardrobe. Radiator.

BEDROOM FIVE/HOME OFFICE

Windows to the Rear overlooking the Garden. Radiator.

BATHROOM

Opaque window to the Front. Suite comprises: fully-tiled bath with shower over, wall-mounted wash hand basin and WC. Recessed lighting. Tiled flooring and partially-tiled walls. Underfloor heating.

FIRST FLOOR

LANDING

Spacious landing which could be used as an extra Seating Area or Home Office. Radiator.

Door leading to walk-in loft storage with power. This area could easily be converted into a further First Floor Bedroom.

MASTER BEDROOM

Three rooflight windows to the Rear with Stunning Views. Radiator.

WALK-IN WARDROBE/DRESSING AREA

Shelved and hanging space. Under eaves access. Recessed lighting. Radiator.

ENSUITE

Rooflight window. Suite comprises: Fully-tiled rainfall shower with glazed shower screen, wash hand basin with vanity unit under and back-to-unit WC. Tiled flooring. Ladder style towel rail.

BEDROOM TWO

Fully-glazed door to the side with Juliet Balcony and further rooflight window to the Rear. Radiator.

BATHROOM

Rooflight window. Suite comprises: Fully-tiled bath with glazed shower screen and thermostatically controlled shower, pedestal wash hand basin and WC. Partially-tiled walls. Recessed lighting. Ladder style towel rail.

TO THE OUTSIDE

TO THE FRONT

Gravelled driveway leads to the Front of the property. Car port to one side. Paved Pathway leads to the Rear door and around to the Rear of the property.



ADDITIONAL INFORMATION - GARAGE

Planning granted for a Garage to replace the car port at the side of the property - Hambleton Planning

TO THE REAR

A larger than average garden with stunning views over the fields beyond. Mainly laid to lawn with fenced boundaries. Large pond and a variety of fruit trees.

ADDITIONAL INFORMATION

More land maybe available to the rear of Field House through discussion with the owner.

ADDITIONAL INFORMATION - SOLAR PANELS

Year beginning January 2019 - the solar power generated £2050 income

Electric cost £1288

Gas/ hire cost £655

Water cost £300.

Field House cost £250 to run. This total excludes council tax.

SERVICES

LPG gas central heating - tank situated under the front garden close to the entrance.

Electricity

Solar Panels

Water and drainage

COUNCIL TAX

Council Tax Band E

OPENING HOURS

RIPON: Monday - Friday: 9.00 a.m - 5.30 p.m

Saturday: 9.00 a.m - 1.00 p.m

Sunday: Closed

JOPLINGS INFORMATION

Joplings is a long established independent practice of Chartered Surveyors, Residential and Commercial Sales & Letting Agents, Architectural Designers, Building Surveyors and Valuers with offices in both Ripon & Thirsk.

DIRECTIONS

FROM RIPON: Head out from the Ripon Bypass on the A61 towards Thirsk. When you reach the A1(M) take the first left at the access roundabout onto the A6055. Continue on this road and take a left turn signposted Burneston. In the village of Burneston turn left at the T junction and continue a short drive into Carthorpe. Turn right into the centre and proceed towards the end of the village. The property will on the left hand side, identified by our For Sale board.

A BIT ABOUT CARTHORPE

Carthorpe is conveniently positioned approximately 4.5 miles from the Market Towns of Bedale, Masham (7.5 miles) and Ripon (9miles) with good A1 links at Bedale and Ripon. For travelling further afield there are train links at Thirsk and Northallerton, both approximately 23 minutes away or Harrogate and Darlington approximately 35 to 40 minutes away. The nearest airports are, Leeds Bradford which is 52mins approx away or Teesside International Airport which is approx 36min journey.

A local bus takes the primary age children from the village to Burneston CE Primary School, approximately 0.5 miles away.

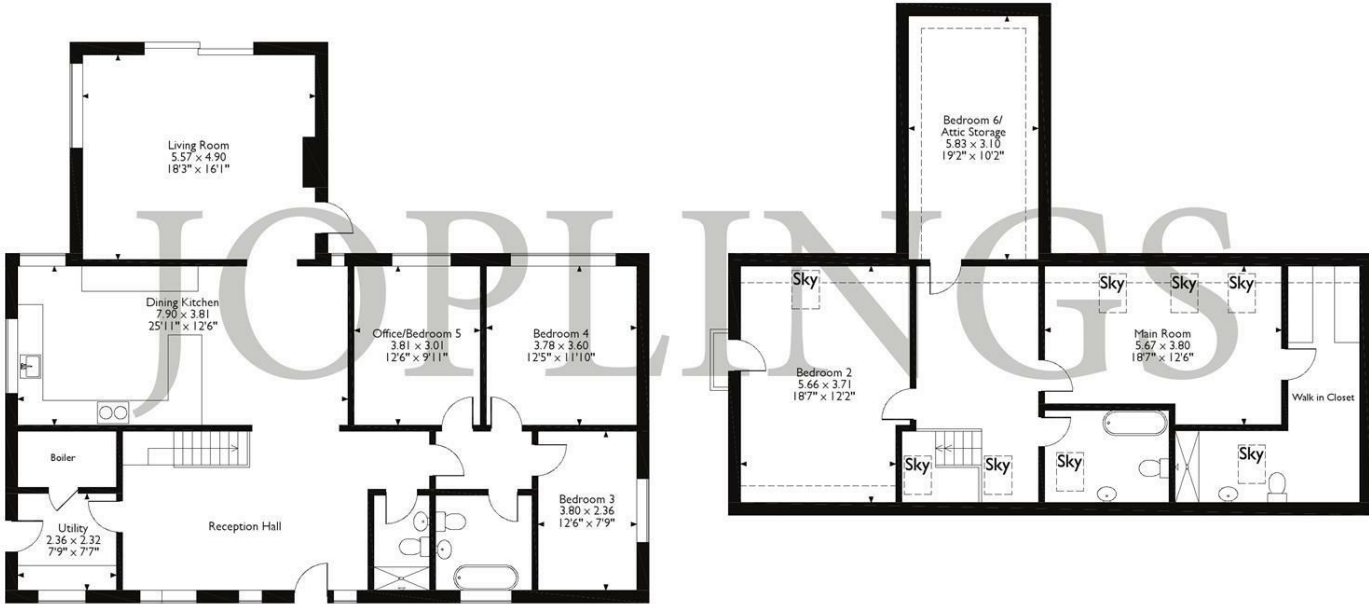
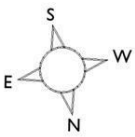
Attractions and amenities in the area include The Fox and Hounds Country Inn in Carthorpe, The Big Sheep and Little Cow, The Wenslydale Railway, a village store in West Tanfield, Nosterfield Nature Reserve, Swinton Park and Thorpe Perrow Arboretum.





FLOOR PLANS

Field House, Carthorpe Approximate Gross Internal Area 245 Sq M/2642 Sq Ft

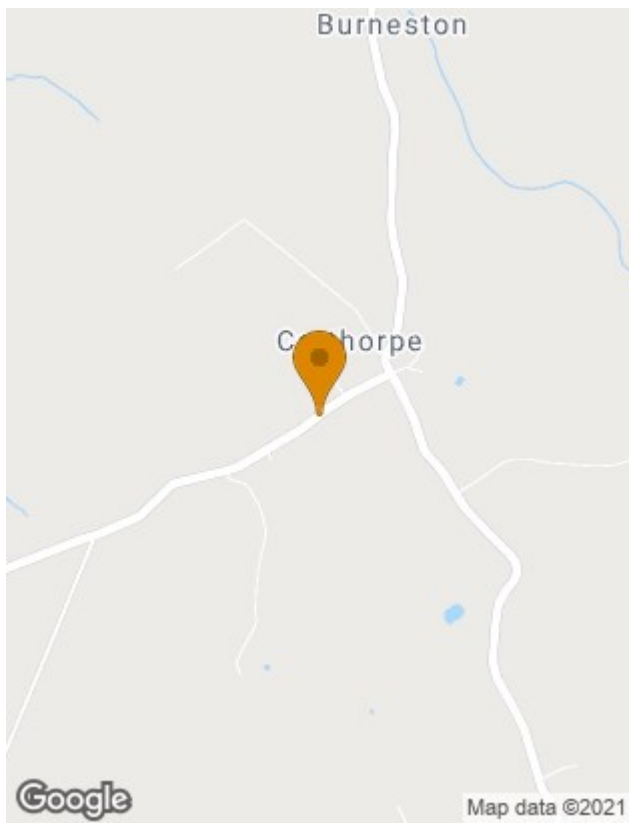


Ground Floor

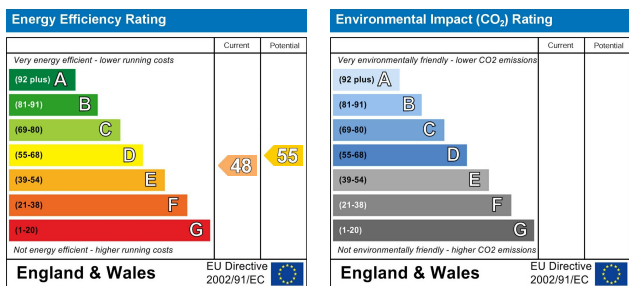
First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

LOCATION MAP



ENERGY PERFORMANCE GRAPH



VIEWING

Please contact our Ripon Office on 01765 694800 if you wish to arrange a viewing appointment for this property or require further information.

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