



YARNWICK HOUSE, CARTHORPE, BEDALE, DL8 2LH.

A superb, four bedroom detached character property located in a quiet position within the heart of the popular village of Carthorpe. The property has a modern style with a fantastic layout, ideal for modern lifestyles including a dining kitchen, sitting room and study, plus four double bedrooms including a main bedroom with ensuite and walk-in wardrobe. Viewing is highly recommended.

£335,000





Yarnwick House,

Carthorpe, Bedale, DL8 2LH.

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Description

Ground Floor

On entering the property into the hallway, there is oak flooring, an oak return staircase to first floor with understairs storage cupboard and a fitted radiator. There are double oak glazed doors to the sitting room and oak doors to the study, which has a double glazed window, radiator and a telephone point. The sitting room has double glazed windows to front and rear, two exposed stone walls, two radiators and a television point.

The dining area has a double glazed window, radiator and is open to the kitchen area, which has a comprehensive range of oak units with grey granite effect work surfaces and tiled surrounds, range of wall cupboards with underlighting, two larger units and a one and half bowl sink unit. There is a Siemens double oven with grill, Siemens ceramic hob, stainless steel cooker hood with extractor and light, integrated dishwasher and a space for an American fridge, a peninsula unit with a range of cupboards and drawers, two wine racks and grey granite effect to. There is also downlighting, tiled floor, a walk-in storage cupboard with shelves, double glazed French doors to the side and an oak door leading into the utility room which has a single drainer sink unit, range of base and wall units, grey granite effect work surfaces with limestone tiled surrounds, space for a washing machine. The downstairs WC has a corner washbasin, low level WC and an extractor fan.

First Floor

The half landing has a double glazed window, exposed roof beam and stone wall and the landing itself has a radiator and oak doors to all bedrooms and the house bathroom. The main bedroom has double glazed windows to the front and side along with a double glazed sky light, fitted radiator, telephone and television points, walk-in wardrobe and an ensuite, which has a fully tiled shower cubicle with sliding doors, pedestal washbasin, low level WC, ladder radiator, downlighting and an extractor fan. The walls and floor are fully travertine tiled and there is under flooring heating.

Bedrooms two, three and four have double glazed windows, exposed stone walls and beams, radiators, and bedroom four has an access hatch to the loft space. The house bathroom has a white suite comprising of a sunken style bath with travertine tiled surround, pedestal washbasin and a low level WC, there is also a walk-in wet room area with a chrome multi-function shower, the walls and flooring are fully travertine tiled and again there is underfloor heating. There is also a chrome ladder radiator, exposed roof beams, extractor fan and downlighting.

Outside

To the side of the property there is a paved area, which could be used as alfresco dining area or parking area.

Location

Carthorpe is a small village, which has a pub – The Fox and Hounds Inn and a Community Hall and is a civil parish in the Hambleton district. It is located about 4 miles (6.4 km) south of Bedale, which is a market town and civil parish in the district of Hambleton. Listed in the Domesday Book as part of Catterick wapentake, markets have been held in the town since 1251 and the regular Tuesday market still takes place today. The town has a range of schooling opportunities for children up to the age of 16 years and also boasts a leisure centre with a swimming pool and gym, a football club, golf club and being the gateway to the Yorkshire Dales, there are plenty of scenic walks and country pursuits close by too. Bedale has excellent road links including the new bypass, and Junction 51 of the A1M providing easy access to the national motorway network. Other transport links close by are the main line railway station in Northallerton, Durham Tees Valley and Leeds Bradford airports are both within an hour's drive away

GENERAL INFORMATION

Viewing - by appointment with Norman F. Brown.

Tenure - We understand that the property is Freehold, although we have not verified this by sight of the Title Deeds.

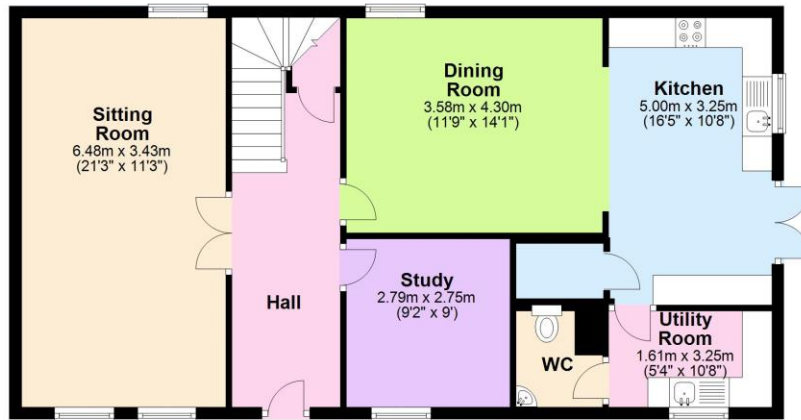
Local Authority – Hambleton District Council
Tel: (01609) 779977

Council Tax Band - D

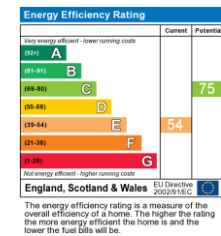
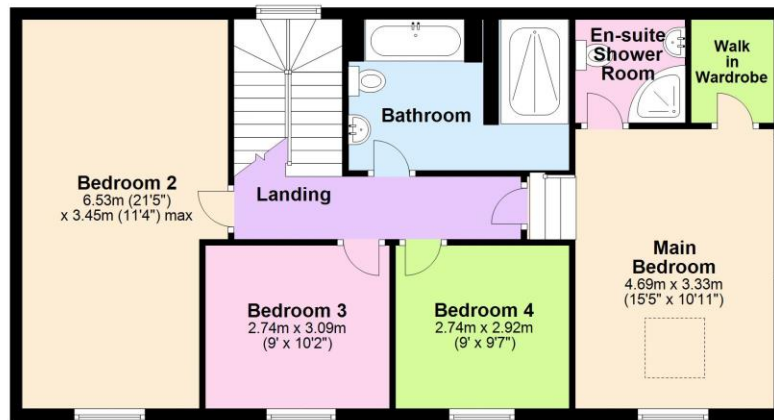
Property Reference – 40/81



Ground Floor



First Floor



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