

## **PLOT 3**

**HACKFORTH, BEDALE**

**A Rarely Offered Opportunity to Purchase a Superior  
5-Bedroomed Residence on a Gated Development  
In Highly Desirable North Yorkshire village**



**Available Now**

**An Opportunity to Purchase Off Plan  
With Scope to Personalise Internally to  
Purchasers Requirements**

**OFFERS IN THE REGION OF: £525,000**

# Plot 3, Development at Hackforth, Bedale

## SITUATION

Catterick	3 miles	Tunstall	4 miles
Langthorne	1 mile	Bedale	4 miles
Leyburn	9 miles	Crakehall	2 miles
A.1	4½ miles	A.19	17 ½ miles
Leeds	47 miles	Newcastle	51 miles
Northallerton	10 ½ miles	Teesside	33 miles

(All distances are approximate)

This exclusive gated development is very attractively situated in the centre of this much sought after, highly desirable, traditional North Yorkshire village which is situated within excellent commuting distance of Bedale, Catterick, the A.1, Darlington, Teesside, Leeds and Newcastle and surrounding areas and will enjoy excellent access onto the minor roads that pass through the village.

The site overall occupies a superb position in the centre of the village from which all dwellings will enjoy an attractive outlook and a high degree of privacy.

The village of Hackforth enjoys the benefit of a local Inn, Village School and Village Hall and there are good shopping facilities available in the market town of Bedale and Catterick village.

A full and comprehensive range of educational, recreational and medical facilities are available at Bedale and Northallerton both of which are within very convenient commuting distance. The village itself is ideally placed for commuting with the A.1 trunk road only approximately 1.5 miles away which links into the A.66 Transpennine route and the A.19 to the south all of which provide excellent commuting to the local and national major centres of commerce.

There are main line train stations at Northallerton and Darlington on the East Coast main line linking London to Edinburgh and bringing London within 2 ½ hours commuting time. Additionally via the Transpennine route that calls at these stations there is direct access to Newcastle, Middlesbrough, Leeds, Manchester, Liverpool and Manchester Airport.

## AMENITIES

**Shooting & Fishing** – the property is attractively placed in an area renowned for its quality shoots and good fishing being within easy reach of the North Yorkshire Moors and North Yorkshire Dales and close to local renowned rivers and ponds.

**Racing** - Catterick, Thirsk, York, Ripon, Sedgefield, Beverley, Doncaster and Newcastle.

**Golf** - Catterick, Darlington, Bedale, Northallerton, Thirsk and Masham.

**Schools** - The area is well served by good state and independent schools. There is a local Primary school within the village together with further Primary schools at Catterick, Bedale, Richmond and Northallerton. Private Prep schools at Cundall,

Aysgarth and a number of other renowned schools within the area. Local comprehensive schools to be found at Catterick, Bedale, Northallerton and Richmond whilst independent schools can be found at Ripon, Polam (Darlington), Ampleforth, Queen Mary's at Baldersby, Teesside High, Yarm, Barnard Castle and Queen Ethelburga's.

**Walking & Cycling** - the area is well served for good walking and cycling with some particularly attractive countryside and scenery around the village and across to the North Yorkshire Dales.

**Equine** – the area is situated in an excellent location for good equine activities with riding centres at Catterick/Richmond

**Hunting** - The property is within the Bedale Hunt country and within easy boxing distance of other renowned packs including the Hurworth, York & Ainsty, Sinnington & Bramham Moor.

**Leisure Centres** – Richmond, Bedale, Northallerton, Darlington & Catterick.

Additional leisure activities in and around include football, rugby, cricket and there are a number of gyms in the area.

## DESCRIPTION

The property comprises an architect designed craftsman built 5-bedroomed detached family house of character and distinction situated on a small scale gated development in this highly sought after North Yorkshire Village. The property will enjoy landscaped grounds and gardens to three sides, all nicely arranged behind walled boundaries with extensive lawn and shrubberies. Externally the property will enjoy base in the rear garden suitable for pergola, hot tub or entertainment area and will be provided with the benefit of light and power.

The properties will enjoy stone mullioned windows with sealed unit double glazing, quality superior oil fired central heating and full electric garage doors.

Internally the property will be finished to a very high standard with quality fittings and appliances throughout. An indication of the proposed fittings is given within the accommodation but the property will enjoy the benefit that the discerning purchaser can personalise to their own requirements and there will be allowances made for kitchens and bathrooms. A representative proposal for the kitchen and utility room will be on show at the property.

The offering of No. 3 represents an all too rare opportunity for the discerning purchaser to acquire a substantial quality constructed superior 5-bedroomed family house in a gated development in a superb rural location within easy reach of excellent transport networks.

Early inspection recommended.

The property is accessed via electric gates to the main entrance of the development where there is an intercom system to each property.

## ACCOMMODATION

- Lobby**  
**21.7m x 2.20m**  
Hardwood front door. Two windows. Inner doorway leading into:
- Entrance Hall**  
Oak staircase to first floor. Door to:
- Lounge**  
**7.5m x 4.09m**  
With feature fireplace. TV points. Down lights. UPVC sealed unit double glazed french windows leading onto garden. Door to:
- Sitting Room**  
**3.32m x 6.54m**  
French doors leading into:
- Breakfast Room**  
**4.08m x 4.08m**  
French doors leading out to garden. Opening into:
- Kitchen**  
**3.78m x 3.82m**  
Range of base and wall cupboards. Work surface with inset double bowl, single drainer sink unit. Cooker point. UPVC sealed unit double glazed window. Door to:
- Utility Room**  
**1.84m x 3.82m**  
Range of base and wall cupboards. Space and point for washer. Door into garage.
- From the Hallway oak staircase leading up to first floor.
- First Floor Landing**  
**5.08m x 3.5m**  
Airing cupboard housing lagged cylinder and shelved storage.
- Master Bedroom**  
**5.51m x 5.47m**  
Dual aspect windows offering lots of natural light. Two radiators. TV point. Down lights. Data point. Ample power points.
- Dressing Room**  
**2.55m x 2.59m max**  
Dressing area with built in storage.
- En Suite Shower Room**  
**1.72m x 2.74m**  
White suite comprising large shower cubicle, wash basin and WC. Heated towel rail.
- Bedroom No. 2**  
**4.12m x 3.48m**  
UPVC sealed unit double glazed french doors leading to Juliet balcony. Power points. Lamp sockets. TV point. Data point. Down lights.
- En Suite Shower Room**  
**2.35m x 2.34m**  
White suite comprising shower cubicle, wash basin and WC. Down lights. Heated towel rail.
- Bedroom No. 3**  
**3.71m x 4.09m**  
Built in range of wardrobes. UPVC sealed unit double glazed window. Power points. Down lights. TV point.
- Bedroom No. 4**  
**3.71m x 4.09m**  
Built in range of wardrobes. Power points and lamp sockets. TV point. Data point. Radiator.
- Bedroom No. 5**  
**4.12m x 3.96m**  
UPVC sealed unit double glazed french doors leading to Juliet balcony. Power points. Lamp sockets. TV point. Data point. Down lights.
- Family Bathroom / Shower Room**  
**2.13m x 2.74m**  
With attractive suite comprising panelled bath, shower cubicle, wash basin and WC.
- Gardens**  
The gardens will be landscaped to all sides, all nicely arranged behind walled boundaries to the rear with extensive lawn and shrubberies. Externally the property will enjoy base in the rear garden suitable for pergola, hot tub or entertainment area and will be provided with the benefit of light and power.
- Garage**  
**5.51m x 5.47m**  
Double garage with electrically operated doors to front. Pedestrian door to side.

## GENERAL REMARKS & STIPULATIONS

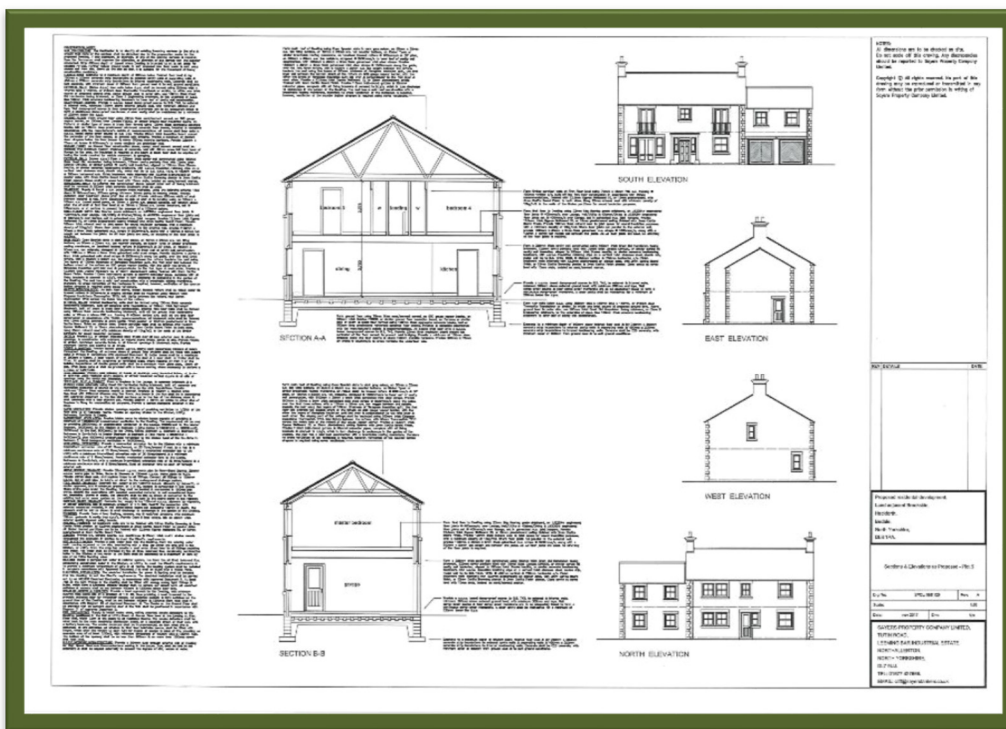
**VIEWING** – By appointment through the Agents.

**SERVICES** – Mains Water, Electricity & Drainage. Oil fired central heating.

**TENURE** – Freehold with Vacant Possession upon Completion.

**LOCAL AUTHORITY** – Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire - Tel: (01609 779977)

**COUNCIL TAX BAND** – The property will be rated on first occupation.



**COMMITMENT**

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- These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
- All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
- We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
- Any plans may not be to scale and are for identification purposes only.
- Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
- You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.

In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.