



HIGHFIELD HOUSE, 6 EXELBY CLOSE, EXELBY, BEDALE, DL8 2JT

£495,000
FREEHOLD

A superb four double bedroom detached home set in an elevated position enjoying far reaching views over Yorkshire countryside and located close to the heart of this great village near Bedale. The property has a great layout and is nicely positioned in the corner of a quiet cul de sac and benefits from a double garage and parking, lovely gardens plus a bright and modern style.

NORMAN F. BROWN

Est. 1967

HIGHFIELD HOUSE, 6 EXELBY CLOSE,

• Four Double Bedrooms • Detached Home • Sought After Village Location • Well Maintained & Private Garden • Oil Fired Heating & Double Glazing • Off Street Parking & Double Garage • Close to Bedale town centre & Junction 51 of the A1(M) • Great Layout With A Bright And Modern Style • VIDEO VIEWING TOUR AVAILABLE • Call Us To Arrange Your Personal Viewing



Description

This excellent detached home has a great layout and opens into a spacious bright hallway and has a WC nestled away under the stairs.

The sitting room is a bright and spacious room with a double-glazed bay window to the front with a further double-glazed window to the side and has an electric fire set on a hearth with a wooden surround. The dining room backs onto the kitchen providing the option to knock through to create a large dining kitchen should anyone wish and has a double-glazed window to the side plus sliding patio doors out onto the rear terrace and into the gardens.

The kitchen itself has a handle less range of wall and base units with a granite worktop over with breakfast bar, matching upstand, sill and splashback to the Meile electric induction hob which also has an extractor fan over. There is an integrated Miele oven and microwave/grill/oven, and the wall units have downlighters under plus an inset one and half bowl Franke sink. The separate utility room is off the kitchen and has a door to the double garage. There are handle less wall and base units with a work surface over and a single stainless steel sink with spaces for a washing machine, dishwasher, fridge freezer and tumble dryer which is also vented.

Also to the ground floor is the snug which could also be used in a variety of different ways with double glazed windows to the front and side and a double glazed sliding patio door out to the garden plus a brick ornamental fireplace.

First Floor

The landing has a built-in storage cupboard plus a loft hatch

with drop down ladder to the partially boarded loft which also has light and power points.

The main bedroom is an excellent double with attractive far reaching views and a built-in range of wardrobes with chest of drawers and shelving, matching dressing table with 2 side chest of drawers. The ensuite has a step-in shower enclosure with screen door, a washbasin set into a vanity unit and a low level WC.

Bedroom 2 is another excellent double to the rear with a lovely outlook over the rear garden. Bedroom 3 has dual aspect double glazed windows to the rear and side with attractive far reaching views to the front and is another double bedroom. Bedroom 4 is to the rear being a smaller double bedroom or great single, again with a pleasant outlook over the rear garden.

The house bathroom has a white 'P' shaped bath with electric Aqualisa shower over, a washbasin and a low level WC set into a vanity unit, plus tiled flooring, porcelain tiled walls, shaver point, back lit mirror, chrome ladder style heated towel rail, recess spotlights, extractor fan and frosted double glazed window to the side.

Outside

To the front there is a blocked paved driveway leading to the double garage with and attractive frontage that has been tastefully gravelled with a mature range of inset trees and shrubs. There is also an oil tank and a paved paths leading to gated accesses to both sides of the house. The double garage has lighting and power points, plus the boiler, an up and over door, built-in shelving, an internal door to the utility room and a double glazed window to the side.

To the rear is a paved sun terrace with a pergola over, ideal

for entertaining and with mature planted borders with railway sleeper style edging having a range of mature shrubs and flowers plus a large garden shed. A couple of stone steps lead up to a lawned area, again with mature planted borders with a mixture of shrubs and inset trees. A second gravelled seating area looks back over the lawn towards the house and behind that is a further paved area with a garden shed.

Location

Exelby is part of the civil parish of Exelby, Leeming and Newton and the village lies on the B6285 which connects Bedale (Just 2 miles away) with Exelby, Theakston, Burneston and the A6055 road just east of Burneston. Junction 51 of the A1(M) is just 2.5 miles away for the national road network and Northallerton train station is just 8.5 miles away for the rail network.

In October 2018 residents and other community investors bought the village pub - The Green Dragon and this is now a thriving Village pub.

General Information

Viewing - by appointment with Norman F. Brown.

Local Authority – North Yorkshire Council
Tel: (01609) 779977

Council Tax Band – D

Tenure – We are advised by the vendor that the property is Freehold.

Construction: Standard

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Oil

Water – Hot Water Cylinder/Immersion Heater

Drainage: Mains

Broadband:

Checker: www.checker.ofcom.org.uk

Mobile:

Signal Checker visit www.checker.ofcom.org.uk

Flood Risk: Very Low

Has the property ever suffered a flood in the last 5 years –
No

Restrictive Covenants: Not Known

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Total area: approx. 193.7 sq. metres (2085.0 sq. feet)



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	59	70
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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