



## THE GRANARY, BUTTERWELL FARM, PATRICK BROMPTON, BEDALE, DL8 1LN

**£485,000  
FREEHOLD**

A beautifully renovated barn conversion, privately nestled amid rolling rural landscapes and conveniently positioned for Leyburn, Bedale, Richmond and junction 51 of the A1(M). The property benefits from character features, contemporary style and a great layout to suit modern lifestyles plus gardens and off street parking.

**NORMAN F.BROWN**

Est. 1967

## THE GRANARY, BUTTERWELL FARM,

- Three Bedrooms • Barn Conversion • Character Home With Contemporary Style • Great Layout • Enclosed Private Garden & South Facing Yard • Off Street Parking • Ideal For Bedale, Richmond, Leyburn & Junction 51 Of The A1(M) • No Onward Chain • Oil Fired Heating • Enquire Today for Your Personal Viewing

### Description

The Granary seamlessly combines contemporary open-plan living with the character and charm of a converted barn. The property is bathed in natural light from numerous windows, creating an inviting, bright, and airy atmosphere.

Upon arrival at The Granary, you enter through the private garden into the modern kitchen. This space features white gloss wall and base units, granite countertops, an integrated dishwasher, an electric hob and oven, and a Belfast sink. The kitchen also includes a spacious island with a breakfast bar, offering additional storage and room for an undercounter fridge.

Adjacent to the kitchen, the dining area flows into the lounge, which benefits from dual aspect windows and is a great space for entertaining or for family time. This generous space boasts a recently installed stylish log burner providing a cosy feel, wooden beams, and beautiful views of the private garden.

From the lounge, you can access the rear hallway, which offers under-stairs storage, space for coats, access to the first floor, and a downstairs restroom with utility space. This practical room includes a white suite with a w.c. and sink, as well as ample storage, including a discreet space for a washing machine. The hallway also features an external stable door

leading to a South facing courtyard garden, perfect for enjoying coffee or cocktails in the sun.

Upstairs, the bright and spacious landing provides access to three double bedrooms and the family bathroom, all with vaulted ceilings.

The main bedroom is an expansive area with twin windows at the front and twin roof lights, filling the room with natural light. It also includes a contemporary en-suite bathroom with a standalone shower cubicle, sink over a vanity unit, w.c., and heated towel rail.

The family bathroom is another beautifully finished and recently refurbished space, featuring a standalone soaker tub, shower cubicle, w.c., and sink. It is illuminated by natural light from the roof light and a window to the rear. A convenient airing cupboard completes this space.

Externally, The Granary boasts a secluded enclosed garden at the front, with mature hedging for privacy, mature shrubs and flowers, and a primarily lawned area. This garden also includes a fabulous summerhouse with incredible views towards Penhill. Additionally, two allocated parking spaces are provided just outside the garden, with further guest parking available. At the rear of the property, there is a charming, paved courtyard garden.



## Location

Patrick Brompton is a village and civil parish in the Richmondshire district of North Yorkshire and is situated about 4 miles (6.4 km) west of Bedale. St Patrick's Church is located in the centre of the village and the nearest primary school is Crakehall C of E Primary School, 1.2 miles (1.9 km) away. There is also the newly reopened Green Tree Inn gastropub, a listed country inn serving food and drinks. Bedale also 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. Bedale has excellent road links including the new bypass, and Junction 51 of the A1M provides access to the national motorway network. Other transport links close by are the main line railway station in Northallerton, Teesside International Airport and Leeds Bradford airport are both within an hour's drive away.

## General notes

Viewing - by appointment with Norman F. Brown.

Local Authority – North Yorkshire Council

Tel: (01609) 779977

Council Tax Band – E

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

Community Charge: Share of the annual costs of the septic tank and the communal car wash area (water and upkeep)

Construction: Standard

Conservation Area - No

## Utilities

Water – Mains (Yorkshire Water)

Heating: Oil

Water – Hot Water Cylinder

Drainage: Septic Tank shared by all properties in the development.

Broadband:

Checker: [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

Mobile:

Signal Checker visit [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

Flood Risk: Very Low

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

Restrictive Covenants: No livestock (chickens, sheep or pigs) and No pets other than one dog

Please note that Butterwell Farm is a working farm.

Visitor parking is at the end of the main driveway opposite the fenced off residents parking area.

## THE GRANARY, BUTTERWELL FARM,







## ADDITIONAL INFORMATION

**Local Authority** – North Yorkshire Council

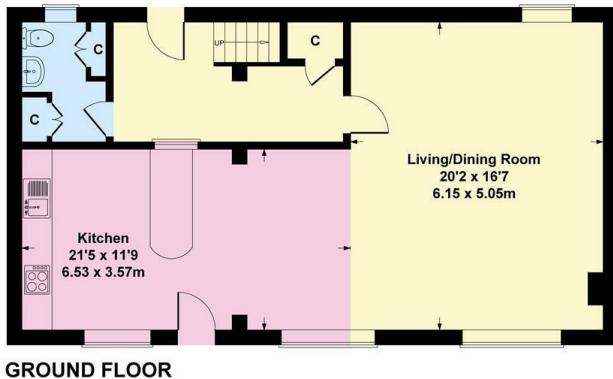
**Council Tax** – Band E

**Viewings** – By Appointment Only

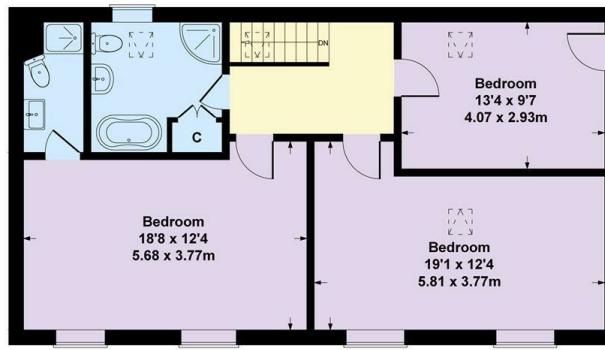
**Floor Area** – 1539.00 sq ft

**Tenure** – Freehold





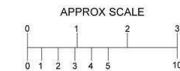
GROUND FLOOR



FIRST FLOOR

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of text of the particulars.

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APPROXIMATE GROSS INTERNAL AREA  
1539 sq ft - 143 sq m



Google

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	79
(55-68)	D	67
(39-54)	E	
(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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