



# The Old Brook House

Bellerby, Leyburn

## A fine Grade II listed house with extensive accommodation and beautiful garden, in a sought-after village setting.

A handsome and substantial period house with a wealth of character features, in a highly desirable setting in the North Yorkshire village of Bellerby. The property dates from the 18th century and features splendid stone elevations outside, while inside there are five bedrooms and beautifully appointed reception rooms, as well as a modern, extended open-plan kitchen and breakfast room.



**3 RECEPTION ROOMS**



**5 BEDROOMS**



**3 BATHROOMS**



**TRIPLE GARAGE**



**GARDEN**



**FREEHOLD**



**VILLAGE**



**4,119 SQ FT**



**GUIDE PRICE  
£1,100,000**



### The property

The Old Brook House is a stunning Grade II listed property, built in 1732 with traditional sash windows. Inside, it retains a wealth of character features, including exposed timber beams, handsome original fireplaces, and elegant décor and styling throughout. The welcoming reception hall, with its galleried landing above, creates an open and airy atmosphere. From here, doors lead to three main ground-floor reception rooms: a generous sitting room with a large limestone-surround Inglenook fireplace; an adjoining rear-aspect music room; and a comfortable family room featuring a window seat and wood burning stove.

The heart of the home is the open-plan kitchen and breakfast area with skylights, an extended modern space designed for everyday living and entertaining. It features tiled underfloor heating, room for a family dining table, and an impressive kitchen with bespoke Oak wooden wall and base units, a central island with breakfast bar, split butler sink, built in wine fridge, Miele coffee machine, fridge freezer, steam oven, fan

oven with warming drawer and Microwave Oven/Grill, two dishwashers and Siemens Induction hob and a four-oven electric Aga. A neighbouring utility room provides additional storage and space for washer/dryer.

On the first floor, there are two spacious and beautifully presented double bedrooms, both with en suite facilities. One benefits from built-in wardrobes and an en suite bathroom with a freestanding bathtub and separate walk-in shower; the other includes an en suite shower room with a walk-in shower. The second floor offers three additional bedrooms and a family bathroom with a separate shower. The landing includes a charming sitting area beneath a vaulted ceiling, while two of the bedrooms feature spiral staircases leading to mezzanine level, ideal as study areas or creative spaces.

All windows have been refurbished by the current owners, those to the front of the property benefit from secondary glazing.



Access for vehicles is at the rear, where the driveway provides plenty of parking space, as well as access to the two detached outbuildings, one of which is a triple garage, while the other is a garage or workshop space. Both outbuildings provide the potential for conversion and development, subject to the necessary consents. Planning to convert the garage/workshop into an annexe has elapsed. The garden is mostly to the front of the house, with a walled garden, garden shed, summerhouse and greenhouse, enjoying a south-facing aspect. It features a patio area for al fresco dining, with a well-maintained lawn beyond, with border hedgerows and beds with various flowering perennials.

**Planning:** Prospective purchasers are advised that they must make their own enquiries of the local planning authority.

### Schooling

Schooling in the area includes an outstanding-rated primary school in Leyburn, a secondary school also in Leyburn and the independent Aysgarth School.



### Distances

- Leyburn 1.5 miles
- Richmond 6.8 miles
- Bedale 12 miles
- Northallerton 21 miles
- Darlington 22 miles
- Harrogate 40 miles

### Nearby Stations

- Bedale - Wensleydale line
- Northallerton - main line

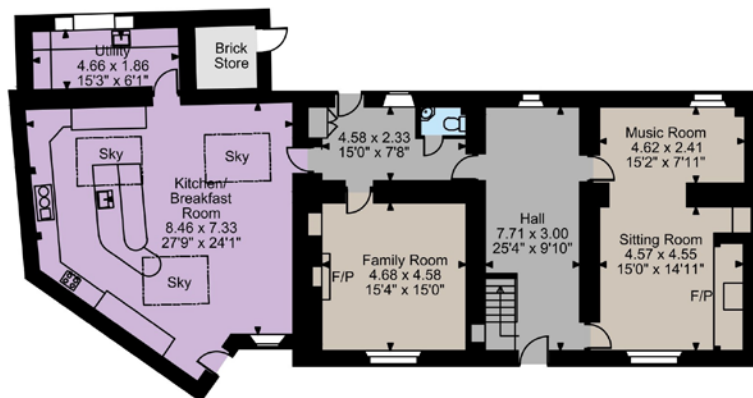
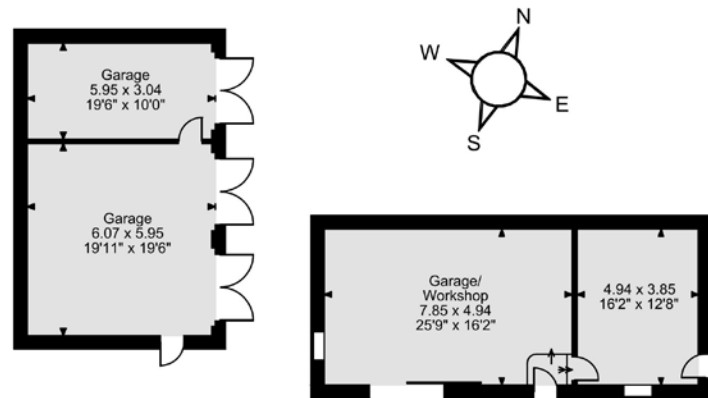
### Key Locations

- Fountains Abbey & Studley Royal Water Garden
- Ripon Cathedral
- Ripon Museums
- Lightwater Valley Family Adventure Park
- Newby Hall & Gardens
- Quarry Moor Nature Reserve

### Nearby Schools

- Belmont Grosvenor
- Aysgarth
- Queen Mary's
- Harrogate Ladies' College
- Richmond





**Ground Floor**

The position & size of doors, windows, appliances and other features are approximate only.

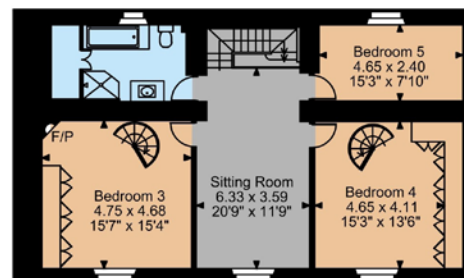
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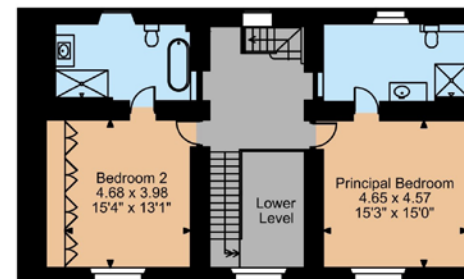


**Third Floor**

**Third Floor**



**Second Floor**



**First Floor**

## Location

The property lies in the charming village of Bellerby, surrounded by beautiful North Yorkshire countryside and within easy reach of the Yorkshire Dales National Park. The village has a childrens play area, local pub which holds a weekly quiz night, a very active village hall with regular events for locals and visitors such as weekly study groups, a community garden, a parish church and a café, while everyday amenities are easily accessible in Leyburn. Leyburn's facilities include a selection of shops, a medical practice and a small supermarket. The larger town of Richmond lies approximately seven miles to the north and includes further shops, amenities and large supermarkets. The A1(M) is 10 miles away, providing access towards Leeds and York to the south and Middlesbrough, Sunderland and Newcastle to the north.

## Floorplans

Main House internal area 4,119 sq ft (383 sq m)  
Garages and Workshop internal area 1,221 sq ft (113 sq m)  
Brick Store internal area 42 sq ft (4 sq m)  
Total internal area 5,382 sq ft (500 sq m)  
For identification purposes only.

## Directions

Post Code: DL8 5QS

what3words: ///conforms.classed.trustees

## General

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb>

Services: Mains gas, drainage, water and electricity

Local Authority: Richmondshire

Council Tax: Band G

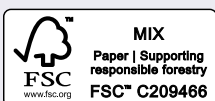
EPC Rating: D

## Harrogate

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