



Meadow Lea, Finghall, Leyburn, North Yorkshire

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Meadow Lea

Finghall, Leyburn

DL8 5ND

A modern stone detached 5-bedroom family home with stables and outbuildings, that enjoys open countryside views, with approx. 2 acres by separate negotiation.

Leyburn 4.5 miles, Bedale 5 miles, A1(M) (Jct 51) 7.7 miles, Richmond town centre 8.0 miles, Northallerton mainline station 13.7 miles

Kitchen/breakfast room | Utility | Dining room | Sitting room | Study/snug | Cloakroom
Principal bedroom with en suite shower room
Bedroom with en suite bathroom | 3 Further double bedrooms | Family bathroom | Second floor store room | Double garage | Office
Summerhouse | 4 Stables, tack room, hay/feed storage | EPC Rating B

Approx. 2 acres by separate negotiation

The property

The property is approached through wrought iron gates which lead to a gravel driveway with ample parking for numerous cars. The entrance hall gives access to a study/snug and a dual aspect sitting room with log burner, both rooms enjoy the south facing aspect to the front of the property. Double doors lead to a large kitchen/breakfast/dining room, which enjoys long distance views and access through French doors to an elevated patio area. The kitchen with granite worktops, integrated dishwasher and Rangemaster oven offers a good selection of wall and floor units, along with a central island with breakfast bar. A useful utility and cloakroom complete the ground floor.

On the first floor there are four double bedrooms, all with fitted wardrobes, the principal bedroom with en suite shower room,

a further bedroom with en suite bathroom, two further bedrooms and family bathroom, with separate bath and shower.

On the second floor, there is a large double bedroom with an additional room which could be an ensuite, dressing room or office space.

Outside

There is a paved patio area to the front of the property and a lawned area with mature planting to the rear. A large rear patio accessed from both the kitchen and dining area enjoys the fabulous countryside views, including the 2-acre paddocks available by separate negotiation. There is a stone detached double garage with electric roller doors and a useful office to the rear, which again enjoys the countryside views. A timber stable block offers four loose boxes with additional tack room and hay storage, and ample hard standing area.

The additional land of approx. 2 acres (available by separate negotiation) is divided into five paddocks, ideal for equestrian use, with newly erected post and rail fencing.

Location

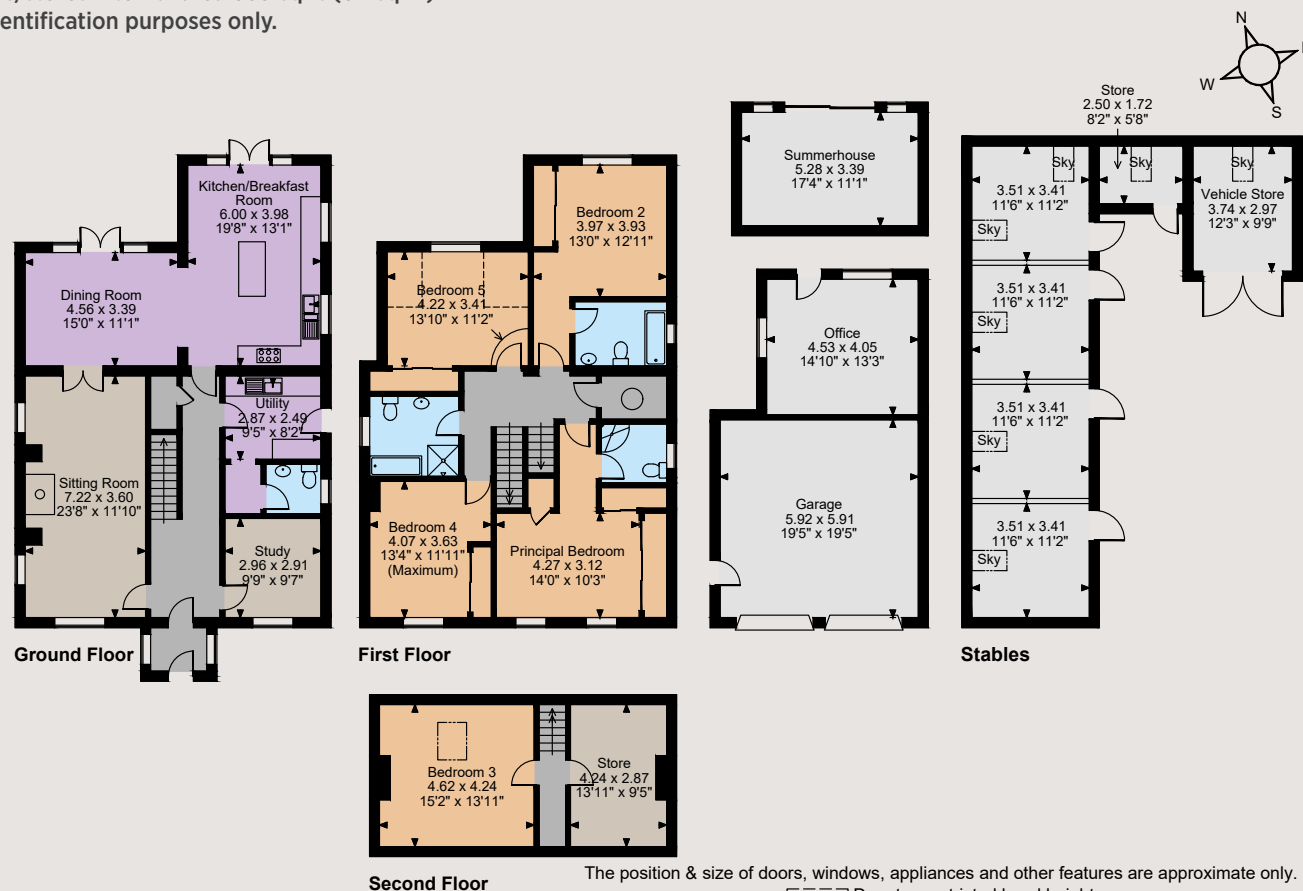
The small village of Finghall lies in a picturesque setting, surrounded by beautiful North Yorkshire countryside and within easy reach of the Yorkshire Dales National Park. The village has a local pub, while everyday amenities are easily accessible in Leyburn which include a selection of shops, a medical practice, and a small supermarket. The larger town of Richmond lies approximately eight miles to the north and includes further shops, amenities, and large supermarkets. Schooling in the area includes an outstanding-rated primary school in Leyburn, a secondary school also in Leyburn, the independent Aysgarth School and nearby Queen Mary's School for girls at Thirsk.

The A1(M) is less than eight miles away, providing access towards Leeds and York to the south and Middlesbrough, Sunderland, and Newcastle to the north.





House/Garage/Office internal area 3303 sq ft (307 sq m)
 Summer house internal area 193sq ft (18 sq m)
 Stables/stores internal area 689 sq ft (64 sq m)
 For identification purposes only.



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

Exiting the A1 onto the A684 follow this road to the next roundabout and continue to follow the A684. At the roundabout turn left onto Chapel Lane, then turn right onto W Moor Lane. Pass the Queen's Head Pub and the property can be found on the right.

General

Local Authority: North Yorkshire Council

Services: Mains electricity, water, drainage. Oil central heating. Solar Panels

Council Tax: Band G

Tenure: Freehold

Guide Price: £800,000

(Two acres available by separate negotiation.)

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