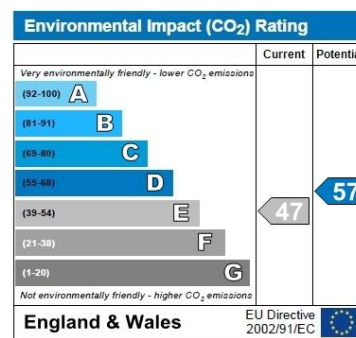
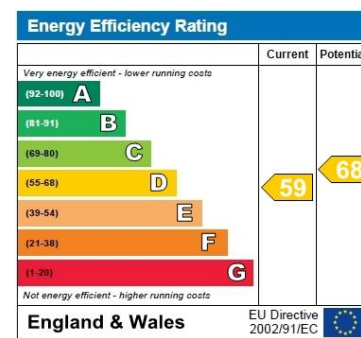


Total area: approx. 162.5 sq. metres (1748.7 sq. feet)



Disclaimer Notice: PLEASE READ:

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52 ROMAN ROAD

LEEMING VILLAGE, NORTH YORKSHIRE, DL7 9SW

A superb equestrian property comprising a four bedroomed, two bathroom detached bungalow with 3.175 acres of adjoining land incorporating four paddocks, troughs, field shelter, a manege, four stables with drinkers, hay barn, tack room & large hard-standing area with potential use as a horse walker. An ideal family home, worthy of note is the well fitted kitchen and a good sized conservatory off the living room.

- Detached Bungalow
- 4 Bedrooms
- Set in 3.175 Acres
- 4 Paddocks
- 4 Stables & Tack Room
- Manege
- EPC Rating (ERR) D 59



Guide price £435,000

VIEWING STRICTLY BY APPOINTMENT WITH THE VENDOR'S SOLE AGENTS

52 ROMAN ROAD

LEEMING VILLAGE, NORTH YORKSHIRE, DL7 9SW

SITUATION

Bedale 3 miles, Northallerton 7 miles, Thirsk 15 miles, Middlesbrough 29 miles, York 38 miles, Leeds 46 miles. A1 (M) 0.5 miles. Main line train services at Northallerton. International and national flights at Durham Tees Valley Airport 20 miles and Leeds Bradford Airport 41 miles. Please note all distances are approximate.

AMENITIES

Leeming is a large village in North Yorkshire, set between the historic market towns of Bedale and Northallerton. Leeming Village & Leeming has a number of pubs, shops and a primary school. The nearby towns of Bedale and Northallerton offer a good range of schools, leisure opportunities and independent and national retailers.

DESCRIPTION

An excellent opportunity to purchase this well presented, spacious 4 bedroomed detached bungalow set in approximately 3.175 Acres with four paddocks and troughs, field shelter, a manege, four stables with drinkers, hay barn, tack room & large hard-standing area with potential use as a horse walker. Located on the edge of Leeming Village ideal for the A1(M) and close for Northallerton & Bedale.

FRONT PORCH

A double glazed front porch with tiled flooring gives access to:

HALLWAY

Having double glazed French doors with oak flooring and access to the loft space.

LIVING ROOM 6.02 x 4.23 (19'9" x 13'11")

A spacious room with plenty of natural light, window to the front, multi fuel stove (serves water & heating), set into chimney breast with brick surround and insert and wooden over-mantle, radiator and sliding doors through to:



CONSERVATORY 3.05 x 5.40 (10'0" x 17'9")

An excellent additional room with tiled flooring, under floor heating and doors to the side out to the garden.



DINING KITCHEN 5.87 x 3.65 (19'3" x 12'0")

Having a comprehensive range of bespoke 'Rennie McKintosh' wall and base storage units, granite work surfaces to either hand, 1½ stainless steel sink unit, space for a large electric cooker, stainless steel splash back with extractor hood and light, void for an 'American' style fridge/freezer, an integrated dishwasher, oak flooring, window to the rear, external door to the side, ample room for dining table and chairs, radiator, French doors to the rear porch and door to:



UTILITY ROOM 1.66 x 2.00 (5'5" x 6'7")

Having a range of wall and base units, work surfaces, void and plumbing for washing machine, oak flooring and window to the side.

SIDE PORCH 2.66 x 2.68 (8'9" x 8'10")

A useful porch with cloaks facilities, tiled flooring and external door to the garden.

BEDROOM ONE 2.83 x 5.47 (9'3" x 17'11")

A double bedroom with radiator and two windows to the side.



EN-SUITE BATHROOM/WC 1.84 x 2.00 (6'0" x 6'7")

Having a 3 piece suite comprising: A panelled bath, shower over with folding screen, pedestal wash hand basin, low level WC, radiator, tiled walls and flooring,



BEDROOM TWO 3.66 x 4.24 (12'0" x 13'11")

A double bedroom with windows to the front, radiator and oak flooring.

BEDROOM THREE/DINING ROOM 3.18 x 3.97 (10'5" x 13'0")

Currently used as a dining room. A double bedroom with window to the side, radiator and oak flooring.

BEDROOM FOUR/STUDY 2.71 x 3.44 (8'11" x 11'3")

Currently used as a study. A single bedroom with window to the side, oak flooring and radiator.

BATHROOM/WC 2.34 x 2.71 (7'8" x 8'11")

A recently newly fitted 3 piece bathroom suite comprising: A panelled bath, shower over and screen, pedestal wash hand basin, low level WC, radiator, tiled flooring and obscure glazed window to the side.



EXTERNALLY

DOUBLE GARAGE

Having an up and over door with power and water supply.

GARDENS

To the front the property is set back behind a stone wall with a laid lawn, established bushes, small trees, shrubs and flower borders. There's a paved pathway which leads around to the rear garden. To the rear is an enclosed walled private garden with a laid lawn, paved patio area, hedging and shrubs. A gate leads out to:



PADDOCKS, STABLES, TACK ROOM & HAY BARN

The property benefits from excellent outdoor space including four paddocks, a manege, four large stables, tack room and hay barn. There's also a large hard standing area with potential use as a horse walker.



SERVICES

The property is understood to benefit from mains electricity, water and sewerage.

TENURE

The property is believed to be offered Freehold with Vacant Possession upon completion.

LOCAL AUTHORITY & COUNCIL TAX

Hambleton District Council Tel: 0845 1211 555. For Council Tax purposes the property is banded D.

VIEWINGS

Strictly by appointment only via Agents GSC Grays Tel: 01677 422400

PARTICULARS

The particulars were prepared August 2013.
The photographs were taken August 2013 & April 2012