

TO LET ON AN ASSURED SHORTHOLD TENANCY FOR 6 MONTHS INITIALLY

ST JOHN'S CHURCH
Hunton, Bedale



**AN ARCHITECTURALLY ATTRACTIVE, SUPERBLY REFURBISHED FORMER
CHURCH NOW OFFERING WELL LAID OUT AND SPACIOUS FAMILY
ACCOMMODATION**

- Superb Rural Setting
- Sealed Unit Double glazed Windows
- Oil Fired Central Heating
- 5 Bedroomed Accommodation
- Large Well Laid Out Reception Rooms
- First Floor Entertainment / Seating Area

£1000 Per Calendar Month
PADDOCK AVAILABLE BY SEPARATE NEGOTIATION

St John's Church, Hunton, Bedale

SITUATION

Bedale	7 miles	Leyburn	6 miles
A1	8 miles	Catterick	6 miles

St John's at Hunton, Bedale is attractively situated in an elevated position in the much sought after and highly desirable North Yorkshire village of Hunton which is approximately 1 ½ miles from the main A684 Leyburn to Bedale road.

AMENITIES

Shopping - Market town shopping is available at Leyburn, Bedale and Catterick whilst the major centres of Teesside, York, Leeds and Newcastle are all within convenient commuting distance.

Hunting, Shooting & Fishing - The property is located in an area renowned for hunting being in the heart of the Bedale Hunt Country and within easy boxing distance of many other local hunts. The property is ideally situated in an area renowned for its quality shoots and excellent fishing being within easy reach of the Yorkshire Dales and close to local rivers, ponds and fishing clubs.

Racing - The property is conveniently located to the renowned Middleham Horse training town, with easy access to many local courses, Catterick, Thirsk, Ripon, York, Beverley, Newcastle, Doncaster and Redcar

Golf - Locally at the Akebar Caravan Site also Bedale, Thirsk and Romanby, Northallerton

Education – This area of North Yorkshire is well served by state and private education with a Primary School at Newton le Willows and secondary and comprehensive Schools at Leyburn and Bedale. Private education is available at Aysgarth School, Ampleforth, Baldersby and Cundall.

Scope for a paddock by separate negotiation with Landlord.

DESCRIPTION

The property comprises a former Church which has been completely refurbished by the present owners to provide well laid out and spacious, attractively presented 5-bedroomed accommodation with bathrooms to ground and first floor together with reception room and kitchen whilst on the first floor there is a large open plan entertainment / sitting area with bedrooms and bathroom off.

The property enjoys the benefit of sealed unit double glazing and oil fired central heating and a host of original retained features including stained glass window to one end, stone mullion windows, exposed wood floors, original doors etc.

The property stands in a superb elevated position with panoramic views over the surrounding countryside. It enjoys extensive hardstanding for a number of vehicles and has grounds and gardens which can be enlarged or reduced according to tenant's

requirements. There would additionally be the option for a paddock subject to separate negotiation.

The property is available for early occupation. Early inspection recommended to fully appreciate the property, its position and presentation.

ACCOMMODATION

In through hardwood front door into:

Entrance Hall

2.87m x 1.42m (9'5" x 4'8")

Ceiling light point. Radiator. Door to side leads into:

Bedroom / Study

3.60m x 2.54m (11'10" x 8'4")

Ceiling light point. Radiator. Stone mullion windows. Steps up and door through into further bedroom.

Doorway off Hallway into:

Living Room

4.35m x 5.59m (14'3" x 18'4")

With parquay wood floor. Two ceiling light points. Stairs to first floor. Storage area. Double radiator. TV and telephone points. Stove. Steps up with pine balustrade to:

Double Bedroom 1

3.50m x 4.62m (11'6" x 15'2")

Exposed and polished pitch pine floorboards. Two radiators. Particularly attractive stained glass window to one end. Stone mullion surround. Additional windows to either side providing a high degree of natural light. Natural stone archway. Door to bedroom.

Off Living Room is Inner Hallway

3.84m x 0.94m (12'7" x 3'1")

With continuation of parquay wood flooring. Radiator. Ceiling light point. Giving access to useful store cupboard with shelved storage. Access to:

Kitchen / Diner

4.37m x 7.68m (14'4" x 25'2") max

With attractive built in solid oak kitchen comprising extensive range of base and wall cupboard, granite effect work surfaces. Built in dishwasher with unit matched front. Built in fridge and freezer again with unit matched fronts. Built in oven topped with four ring electric hob. Extensive inset ceiling lighting. Double radiator. Original twin arched oak doors to outside. Lots of natural light. Additional ceiling light point over dining area. Wall light point.

Bathroom

2.54m x 2.57m (8'4" x 8'5")

With cast ball and claw footed bath having mixer tap with shower attachment over. Separate fully tiled shower cubicle with Imperial mains shower. Tiled Floor. Matching pedestal wash basin and WC. Wall mounted double radiator. Inset ceiling light spots. Wash basin with tiled splashback. Wall mounted shaver socket.

Bedroom 4

2.54m x 5.16m (8'4" x 16'11")

With ceiling light point. Double radiator.

Stairs to First floor have polished pine balustrade, spindles and steps leading up to:

Large First Floor Landing / Sitting Area

7.35m x 6.65m (24'1" x 21'10" max)

Heavily beamed with stained and polished pine flooring having area for seating etc. Two double radiators. Built in airing cupboard housing lagged cylinder and immersion heater with storage area to side.

Double Bedroom 2

5.59m x 3.28m (18'4" x 10'9")

Heavily beamed with ceiling light point. Double radiator. Two roof lights. Window to one end providing a high degree of natural light. Exposed and polished wood floor.

Bedroom 3

5.59m x 3.25m (18'4" x 10'8")

With exposed and polished wood floor. Heavily beamed ceiling. 2 Ceiling light points. 2 roof lights. Double radiator.

Bathroom

3.37m x 2.36m (11'1" x 7'9")

Original beaming. Suite comprising ball and claw footed cast bath with mixer tap and shower attachment over. Pedestal wash basin. WC. Extractor fan. 2 Wall light points. Double radiator. Shaver socket.

GENERAL REMARKS & STIPULATIONS

RENT:

£1000 per calendar month

VIEWING:

Through Northallerton Estate Agency – tel. No. 01609 – 771959

COUNCIL TAX:

The Tenant will be responsible for paying the Council Tax on the property. We are verbally informed by Richmondshire District Council that the Council Tax Band is F.

SERVICES:

The Tenant will be responsible for paying all mains services and fuel consumed on the property, including electricity, gas, water and telephone.

DECORATION:

The property will be let on the understanding that no decoration is undertaken by the Tenant and the property is returned in the same decorative order as it is let out.

AGENT'S FEES:

The Tenant will pay the Agent's fees in preparing the Tenancy Agreement and Counterpart in the sum of **£172.50**.

BOND:

The Tenant will be required to pay a Bond of **£1000.00**. This sum will be returnable to the Tenant when he/she vacates the property provided that the Tenant has left the property in a clean and tidy condition and has not caused any damage to the property, subject to normal wear and tear and subject to all rents being paid up to date.

PERIOD OF LETTING:

6/12 months initially on an Assured Shorthold Tenancy.

INSURANCE:

The Landlord will insure the structure and his contents and the Tenant will insure his/her contents.

PETS:

The property is let on the condition that no animals or pets are kept on the property.

SMOKING:

A no smoking policy should be observed inside the house.

GARDENS:

The gardens are to be kept tidy throughout the Tenancy term and the Landlord reserves the right to have the gardens put back into reasonable order at the end of the term should the Tenant not have honoured their obligation and the cost of this will be deducted from the Bond.

REFERENCES:

The Letting Agents will require references. Seriously interested parties should contact the Letting Agents for a form (one form per single person) which is to be completed and returned to them, together with a cheque for **£25.00** per person.



COMMITMENT

Northallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
- These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
- All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
- We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
- Any plans may not be to scale and are for identification purposes only.
- Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
- You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.

In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.

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