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"For Sales In The Dales"



Hillcrest, Preston Under Scar

- Lovely Refurbished Detached Family Home
- Beautiful Village Location
- 3 Double Bedrooms
- Modern Kitchen
- Lounge/Diner
- Modern Bathroom
- Raised Garden With Patio Area
- Off Road Parking
- Barn At The Rear
- Chain Free
- Viewing Essential

Postcode: **DL8 4AJ**

Tenure: **Freehold**

Council Tax Band: **E**

Energy Efficiency Band: **D**

Local & Planning Authority:
North Yorkshire Council

Offers in the region of: £375,000



Hillcrest is a beautifully presented detached family home in the picturesque village of Preston Under Scar.

A popular village only 4 miles from the bustling market town of Leyburn which offers a range of amenities such as shops, pubs, cafes, both primary and secondary schools and a church. It is also within walking distance from both Wensley and Redmire, which both have an excellent public house, serving food.



The property has a modern fitted kitchen with original exposed beams and stonework, WC and a large lounge with dining area. Upstairs there are 3 double bedrooms and a family bathroom.

Outside, with the property being set back on the hillside from the main road, there is off road parking for 2 vehicles and garden to the front and side. The garden is south facing and also has a patio area across the front of the house. To the rear there is a two-storey stone barn having potential for extension or conversion subject to planning.



This property has been fully renovated throughout, has oil central heating and double-glazed sash windows.

GROUND FLOOR

LOUNGE/DINER 19'9" x 14'5" (6.02m x 4.4m). Oak flooring. Wood burning stove. Under floor heating. Space for large dining table. 2 Double glazed sash windows to the front. Front door.

KITCHEN 18'11" x 8'7" (5.77m x 2.62m). Oak flooring. Modern wall and base units. Belfast sink. Integrated dishwasher and washing machine. Belling electric range cooker. Space for fridge freezer. Exposed feature stonework. WC with wash basin. Underfloor heating. Windows on 2 aspects. Side door.



FIRST FLOOR

STAIRS/LANDING Fitted carpet. Loft access to partially boarded loft. Radiator.

BEDROOM 2 15'7" x 8'1" (4.75m x 2.46m). Double bedroom. Stained floorboards. Original exposed beam feature. Radiator. Double glazed sash window to the front with fantastic views.

BEDROOM 1 12'8" x 9'3" (3.86m x 2.82m). Double bedroom. Stained floorboards. Original exposed beam feature. Radiator. Double glazed sash window to the front with fantastic south facing views.

BEDROOM 3 11'3" x 8'1" (3.43m x 2.46m). Double bedroom. Stained floorboards. Radiator. Double glazed sash window with seat to the front with fantastic views to Penhill.



BATHROOM 9'8" x 7'6" (2.95m x 2.29m). Wood effect tiled flooring. Free standing feature bath. WC. Hand wash basin. Large walk-in shower. Towel radiator. Frosted window to the side.

OUTSIDE

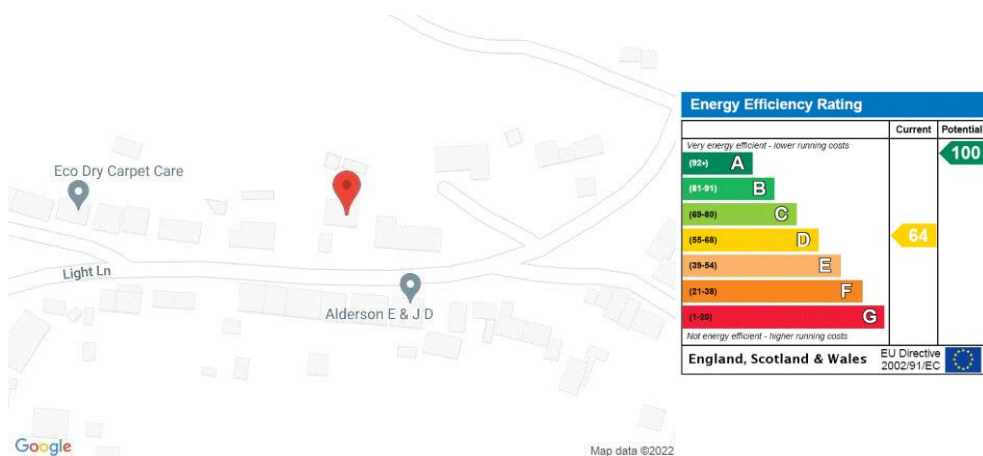
GARDEN Raised garden to the front and side with lawn & flower borders. Good sized patio to the front of the property to make the most of the south facing position. Stone slab steps from the roadside.

The external oil boiler is located to the side of the property and there is a small section to the rear where the oil tank is located.

PARKING Recessed off road parking for 2 vehicles.

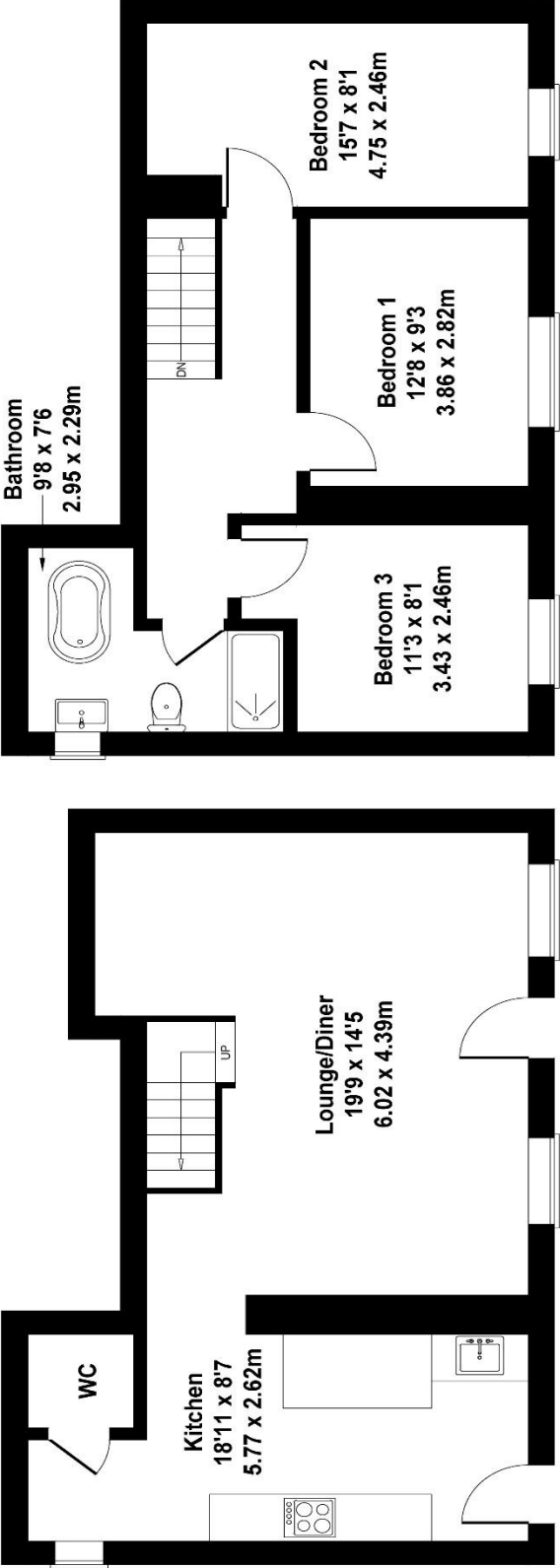
BARN To the rear of the property there is a stone built two storey barn with potential for extension or conversion subject to planning.





Items in these photographs and tours may not be included in the sale • J. R. Hopper & Co. has not tested services, fixtures, fittings, central heating, gas, and electrical systems. If in doubt, purchasers should seek professional advice • J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective Purchasers. In addition, the Purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure • Viewings by appointment only.

Hillcrest



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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