



2 Bedrooms

James Winn Estate Agents are delighted to offer for sale this immaculate two-bedroom detached bungalow, situated in the highly desirable hamlet of Leylands, near Patrick Brompton, in the heart of the North Yorkshire countryside.

The well-presented accommodation briefly comprises an entrance porch leading into a welcoming hallway, a spacious living room, separate dining room, fitted kitchen opening into a bright conservatory, two generous double bedrooms, one benefiting from fitted wardrobes, and a family bathroom featuring both a bath and separate shower.

Externally, the property benefits from a garage and stunning wrap-around gardens, offering a wealth of outdoor space. Backing directly onto open farmland, the bungalow enjoys far-reaching countryside views, creating a truly idyllic setting for those seeking a peaceful lifestyle.

**Patrick Brompton**  
Bedale,  
North Yorkshire,  
DL8

Asking Price:

**£355,000**

EPC Rating:TBC



**Location:**

Leylands, DL8 1JJ is a small rural community within the parish of Patrick Brompton, close to the market town of Bedale in North Yorkshire. It offers a peaceful countryside setting while remaining conveniently connected to local amenities and transport links, with easy access to the A684 and A1(M).

A range of everyday shopping facilities can be found nearby, including Morrisons Daily and Tesco Bedale, providing convenient options for day-to-day essentials.

The area is also well served by local schools, with Aysgarth School, Crakehall Church of England Primary School, and Bedale High School all located within a short distance, making the area attractive for families.

**Directions:**

From the centre of Bedale, head west on the A684 towards Patrick Brompton. After approximately 2 miles (3 km), turn towards Patrick Brompton village. Continue through the village, following local roads towards Leylands. The destination is located in the rural area surrounding Patrick Brompton, a short drive from the village centre.

What 3 words -  
 ///preparing.civic.taker

**Entrance Porch:**

**1.54 x 0.90**

Double-glazed arched door with glazed side panels, tiled flooring, panelled ceiling

**Entrance Hall:**

**4.11 x 1.54**

Double-glazed door with glazed side panels, 2 built-in storage cupboards, loft entrance with pull down ladder, light and boarding. Radiator, carpet, smoke detector.



For additional information and full photo gallery please visit [www.jameswinn.co.uk](http://www.jameswinn.co.uk)

**Living Room:****3.95 x 3.95**

3 panel walk-in bay window, feature fire breast with inset log effect electric fire with marble surround and hearth, radiator, carpet.

**Dining Room:****3.95 x 3.37**

Double-glazed French doors leading to conservatory, feature fire breast with inset gas fire, wooden surround and marble hearth, tile effect laminate flooring, radiator. Arch through to kitchen.

**Kitchen:****3.62 x 2.33**

Double-glazed window and door leading to rear porch, full range of base and wall units, double electric oven, ceramic hob, chrome chimney extractor, integrated fridge, integrated freezer, tile effect laminate flooring, tiled splashback.

**Conservatory:****3.20 x 2.98**

Fully double-glazed with French doors leading to rear garden, glass roof which has internal panelled ceiling, full electrics, carpet.

**Master Bedroom:****3.95 x 3.95**

3 panel walk-in bay window, built-in storage cupboard, radiator, carpet.

**Bedroom 2:****3.36 x 3.16**

Double-glazed window, full wall of fitted wardrobes, radiator, carpet.

**Bathroom:****2.49 x 2.29**

Double-glazed window, built-in storage cupboard, panelled bath, corner shower cubicle with bar shower, hand basin, w/c, chrome ladder towel warmer, vinyl flooring, extractor.

**External****Garage:****5.90 x 3.36**

Roller shutter door, door and window to rear, full electrics.

**Front:**

Double gates, large, gravelled parking area for up to 4 cars, lawned with mature borders.

**Side:**

Lawned with mature borders.

**Rear:**

Paved patio area, decking area with pergola, gravelled and lawn areas with mature shrubs and bushes, oil storage tank, septic tank access.



**MORTGAGE & FINANCIAL ADVICE:**

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage advisor based. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it ).Minimum age 18.

**CLAUSES:**

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC`s are generated by a third party and James Winn Ltd accepts no liability for their accuracy.

**MATERIAL INFORMATION:**

The following information should be read and considered by any potential buyers prior to making a transactional decision:

**SERVICES:** We are advised by the seller that the property has mains provided electricity, water and drainage.

**MAINTENANCE / SERVICE CHARGE:** N/A

**WATER METER:** No

**PARKING ARRANGEMENTS:** Off road parking.

**BROADBAND SPEED:**

The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

**ELECTRIC CAR CHARGER:** N/A

**MOBILE PHONE SIGNAL:** No known issues.

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

**Tenure** - Freehold

**Viewing** - By appointment through James Winn

GROUND FLOOR  
1186 sq.ft. (110.2 sq.m.) approx.



TOTAL FLOOR AREA: 1186 sq.ft. (110.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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For additional information and full photo gallery please visit

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract