J.R. HOPPER & Co. Est. 1886



BELLERBY • DL8 5QG

Spring Cottage

Guide Price: £240,000 - £260,000

2 E

AT A GLANCE

- Charming Double Fronted Cottage
- Located In Picturesque Bellerby
- Two Generous Double Bedrooms
- 3 Reception Rooms
- Kitchen
- Downstairs Bathroom
- Attractive Front Garden With Traditional Stone Walling
- Enclosed Rear Patio Garden
- Oil Central Heating And Double Glazing
- No Chain

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THE PROPERTY

Charming Double Fronted Cottage

Spring Cottage is a delightful, double fronted character cottage, pleasantly situated on Church Street in the picturesque and highly regarded village of Bellerby.

Offering an appealing blend of traditional charm and comfortable accommodation, this lovely home features two generous double bedrooms, several reception areas and gardens to both the front and rear. Ideal for those seeking a characterful village home, Spring Cottage offers a wonderful opportunity to enjoy village life within easy reach of the amenities of nearby Leyburn.

The ground floor accommodation comprises a welcoming living room, a kitchen, a separate snug and a dining room, providing a versatile arrangement of living spaces to suit a variety of needs. A ground-floor bathroom completes the accommodation on this level. To the first floor are two generous double bedrooms, offering comfortable and well-proportioned sleeping accommodation.

Externally, the property enjoys gardens to both the front and rear. The front garden is enclosed by a traditional wall and features a pathway and attractive flower beds, creating a charming first impression. To the rear is an enclosed patio garden, providing a pleasant and private space in which to sit out and enjoy the warmer months. An additional outbuilding and shed offer useful storage for gardening equipment and outdoor essentials. We also have to offer a detached garage, close by to the property via separate negotiation.

The property benefits from oil-fired central heating and double glazing.

Bellerby is a popular and picturesque village, situated approximately 1.5 miles from the thriving market town of Leyburn. The village has a welcoming community atmosphere and a good range of local facilities, including a public house, church, village hall, children's playground and regular bus service. Surrounded by beautiful countryside, the village is ideally placed for exploring the Yorkshire Dales while also offering convenient access to Richmond and the A1.

Nearby Leyburn provides an excellent range of amenities, including independent shops, cafés, restaurants, schools, churches, a doctors' surgery and dental practices. The town is also well known for its popular outdoor market, held every Friday, and serves as a convenient centre for shopping, leisure and everyday needs.

Combining traditional cottage character, two double bedrooms, versatile living accommodation and charming gardens, Spring Cottage represents an appealing opportunity to acquire a delightful home in a sought-after village setting, with the amenities of Leyburn and the beautiful Yorkshire Dales countryside close at hand.

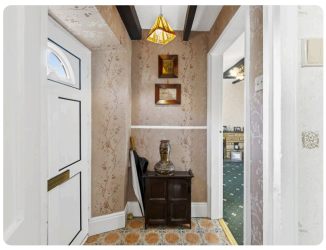
> *Located In Picturesque Bellerby*

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GALLERY

Every room, inside and out














Produced 2 November 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy of all information.

THE ACCOMMODATION

A room-by-room schedule

Set out floor by floor, as a plan would read it — from the entrance hall through to the gardens beyond.

01 GROUND FLOOR

Porch

Tiled floor. UPVC front door.

Sitting Room

Fitted carpet. Ceiling beams. Alcove. Stone fireplace. Window to front.

Living Room

Fitted carpet. Ceiling beams. Electric fire. Feature alcove. Consumer unit. Window to front.

Kitchen

Understairs cupboard. Tiled flooring. Radiator. Wall and base units. Plumbing for washing machine. Stainless steel sink and drainer. Integrated electric oven and hob. Extractor fan. Door to rear garden.

Dining Room

Fitted carpet. Radiator. Window to rear.

Bathroom

Tiled floor. Radiator. Partially tiled walls. Washbasin. WC. Bath with shower over. Extractor fan. Frosted window to side.

02 FIRST FLOOR

Stairs & Landing

Fitted carpet.

Bedroom 2

Good double bedroom. Fitted carpet. Radiator. Loft hatch. Window to front.

Bedroom 1

Good double bedroom. Fitted carpet. Ceiling beam. Radiator. Loft hatch. Window to front.

03 OUTSIDE

Front garden

Walled garden with flower beds and garden path.

Rear Garden

Flagstone enclosed patio garden. Oil tank behind fenced area. Pedestrian access to rear and side for bins and oil delivery.

Outbuilding

Outbuilding housing oil central heating boiler. Storage shed with mezzanine.

Shed

Wooden shed with power and light.

Parking

Safe on street parking.

04 AGENTS NOTES

Material Information

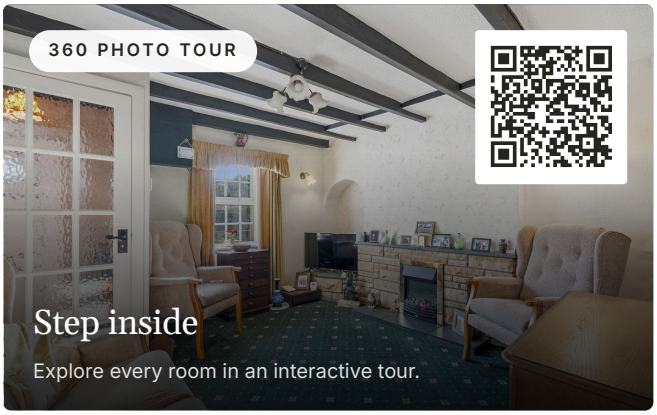
Mains electric, water and drainage. Oil central heating. Flood risk noted as very low. Broadband: Basic 7 Mbps. Superfast 49 Mbps. Pedestrian access to rear and side for bins and oil delivery.

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ONLINE ONLY

There's more on the website

Tours, video and paperwork don't fit on paper. Point your phone's camera at a code — or tap it, if you're reading this on a screen.



DOCUMENTS & LINKS

EPC - 28th October 2036.pdf

PDF · 0.64 MB

REQUEST THE VIDEO VIEWING

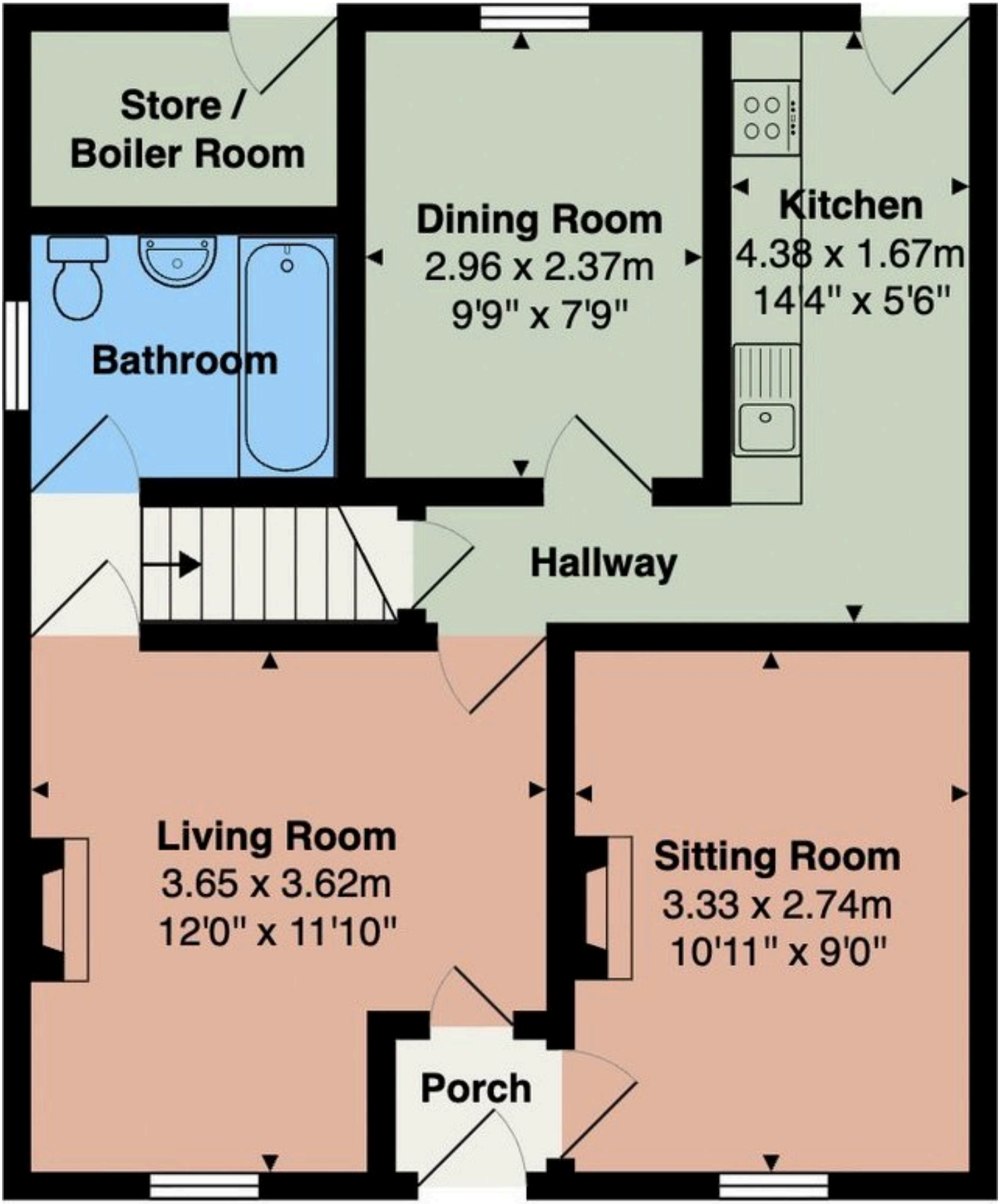
Interest piqued? Here's what's next.

Photographs got you this far — we picked them so they would. Our private video viewings take you further: one of our viewers will walk and talk you through Spring Cottage properly, inside and out, room by room, pointing out every feature and every issue as they go.

Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.

ASK FOR THE VIDEO VIEWING

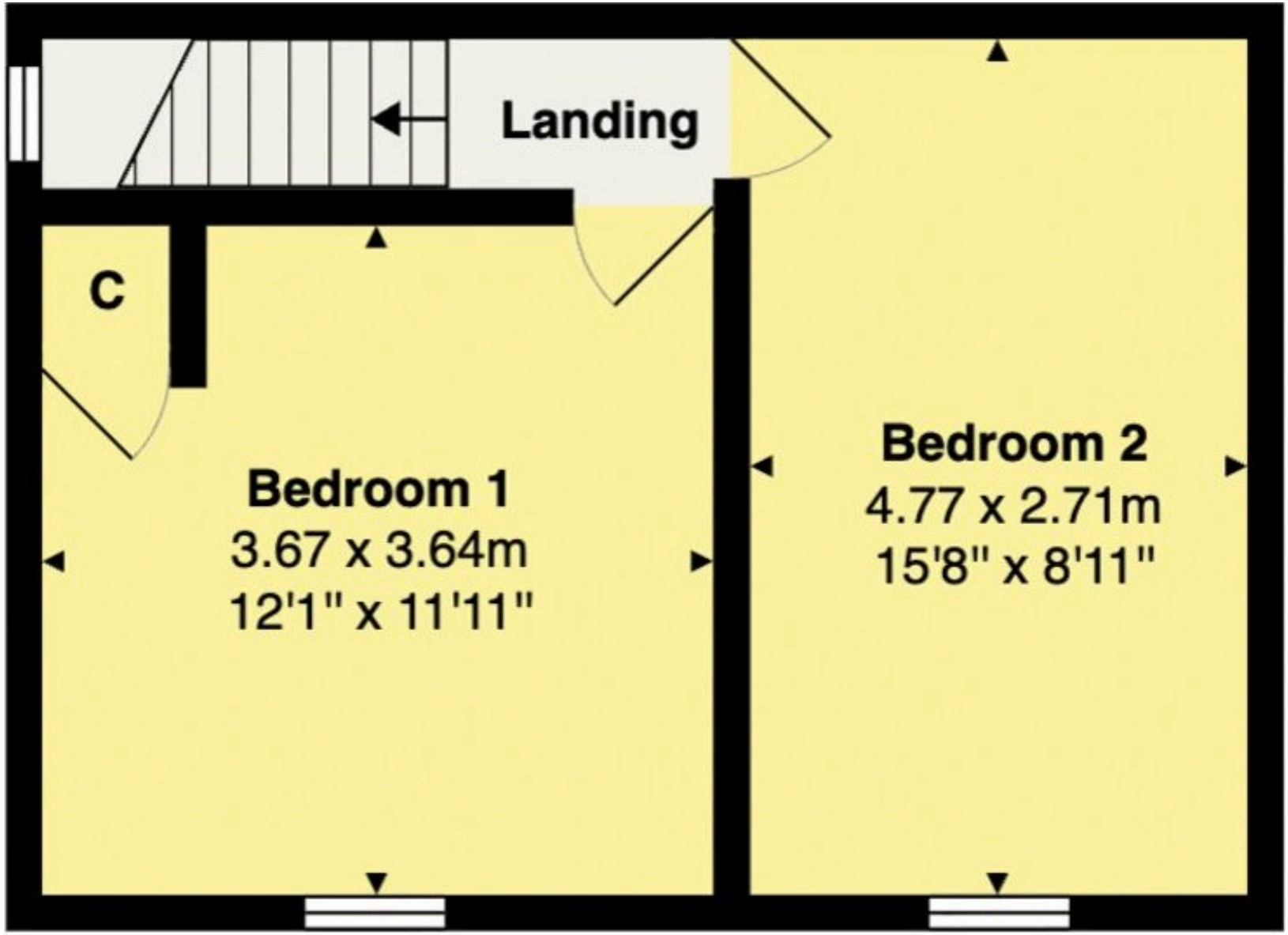
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Ground Floor

Area: 52.7 m² ... 568 ft²

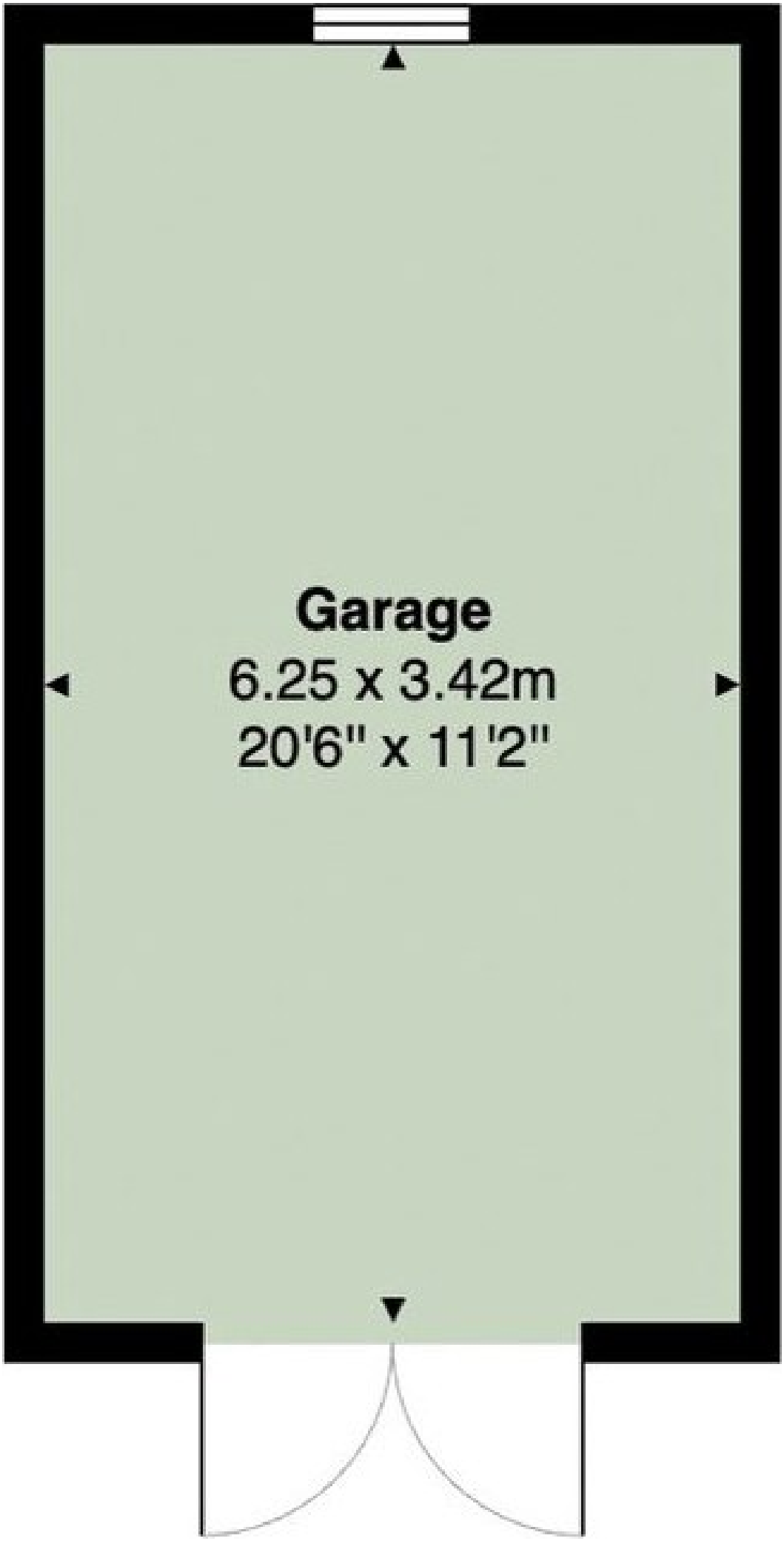
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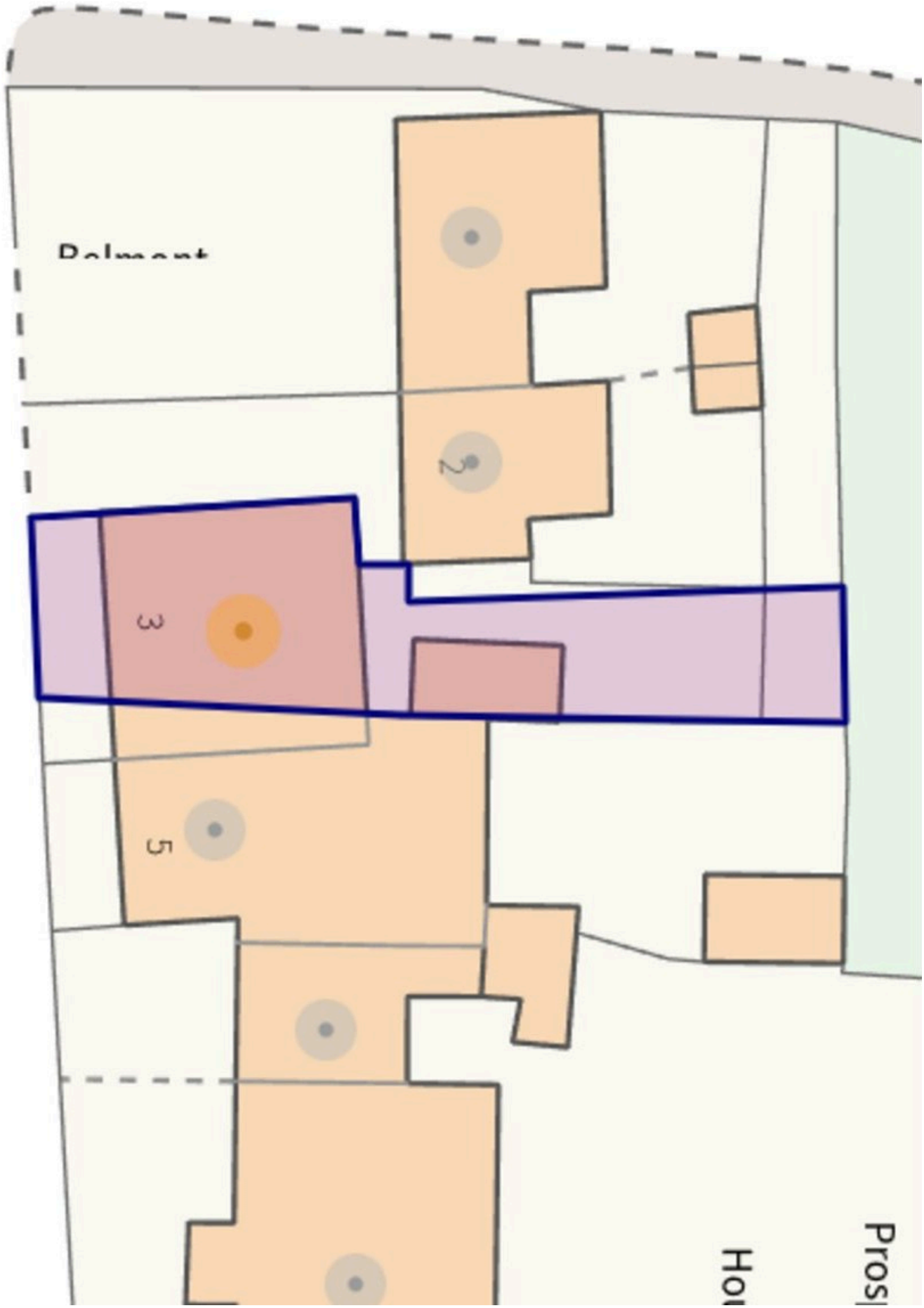
First Floor

Area: 30.6 m² ... 330 ft²

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