

HEDWORTH

AISKEW

LOVE PROPERTY.

LOVE THE JOURNEY





Holeworth  
Cottage

# Back Lane, Aiskew

Discover your new home nestled in the village of Aiskew, just a stone's throw away from the main Bedale high street. Enjoy the convenience of nearby local shops, schools, and easy access to the A1, ideal for families with busy lifestyles.



# Welcome home...

As you approach your home, you'll notice the convenience of parking to the right-hand side where there's space for multiple cars, ensuring hassle-free arrivals and departures.

Upon stepping inside, you're greeted by the inviting ambiance of the dining room. Straight ahead, beneath the staircase, is a designated area where coats can be hung up neatly and shoes tucked away, keeping the space organised and clutter-free. Next to this practical space is a storage cupboard, perfect for stowing away the Hoover or extra shoes and coats.

The dining room itself has a delightful electric fireplace that gives the room a cosy warm glow and the wallpaper behind, cleverly designed to resemble traditional panelling, provides a charming backdrop, adding depth to the room. Enjoy nights in, gathered around the dining table with loved ones indulging in hearty family meals.

As the call for dinner beckons, make your way to the kitchen, a spacious room where culinary creativity takes centre stage. Here, amid the white cabinetry you're equipped with modern conveniences, including an integral oven, microwave, and an induction stove top, you'll find ample room to concoct tasty meals for all to savour. There's also space reserved for a free-standing fridge/freezer, dishwasher, and, at the opposite end of the room, an alcove accommodates your washing machine and tumble dryer discreetly nestled beneath a sleek breakfast bar.

Convenience meets functionality with a convenient WC tucked near the back door.





## Living space...

To the right of the front door lies your spacious living room, bathed in natural light that pours in through multiple windows. At one end of the room stands a striking fireplace, where a rustic log burner takes centre stage, with a brick surround. With ample room for two large sofas, your living room offers a comfortable and inviting retreat for relaxation and entertainment. Picture yourself sinking into your seat, enveloped in warmth from the fire, as you unwind with your favourite book or to watch a film.



## Time for bed...

As the night calls, head upstairs to discover three inviting bedrooms of your choice. Positioned to the right of the hallway, the main bedroom welcomes you with ample space to accommodate a large double bed, flanked by convenient side tables and complemented by a spacious wardrobe. Offering a soothing neutral palette, the room features grey carpets underfoot and subtly toned walls, offering a versatile backdrop that effortlessly complements various décor styles.

For the rest of the family, the second and third bedrooms await. The second bedroom, though modestly sized, would fit a double bed and offers the convenience of a built-in wardrobe, maximising every inch of the room for functionality. Meanwhile, the third bedroom showcases a unique layout, providing ample room for a comfortable single bed and featuring a built-in wardrobe, ensuring efficient storage without compromising on space.

Step into the main bathroom, where you'll find a built-in bath with a rainfall shower overhead. The white, marble effect tiles offer a backdrop to your towel heater, perfect for keeping towels nice and warm for when you step out.







## Outside:

Step into the back garden onto a patio area, perfect for al fresco dining or lounging in the sunshine. Beyond, an expanse of lawn stretches out, perfect for children or pets to enjoy in the summer months. At the far end of the garden, a spacious area awaits, ideal for housing an outdoor shed or greenhouse, catering to your gardening pursuits or storage needs.

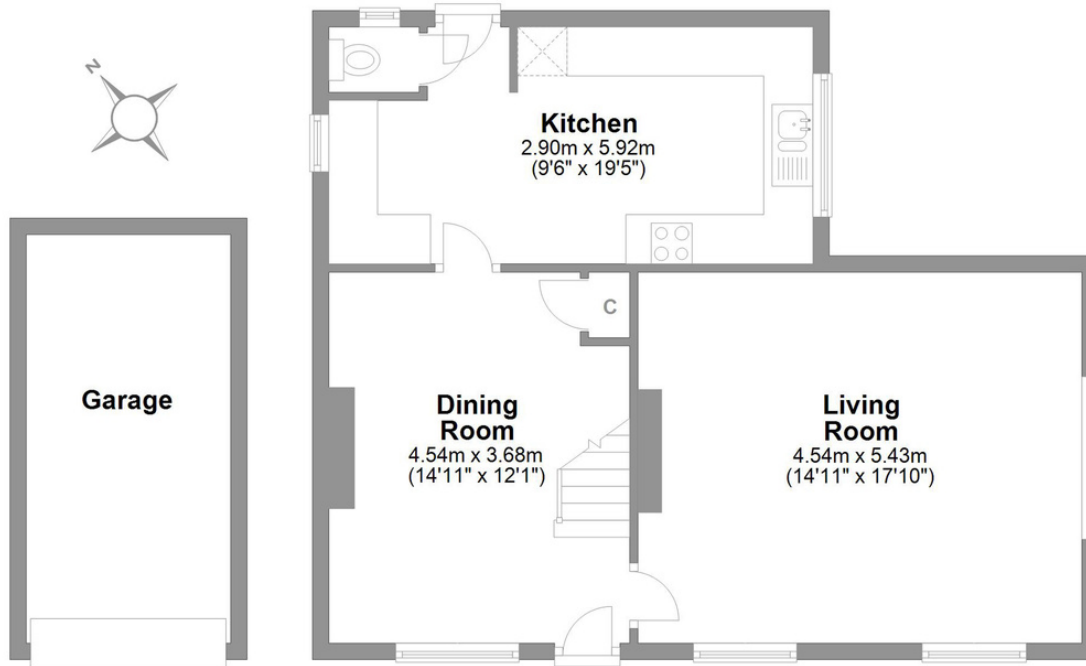
Conveniently tucked away to the side of the house, a separate area discreetly conceals bins and logs, maintaining the garden's tidy appearance. Additionally, this area leads to the driveway, providing easy access for parking or transporting items to and from the house with ease.





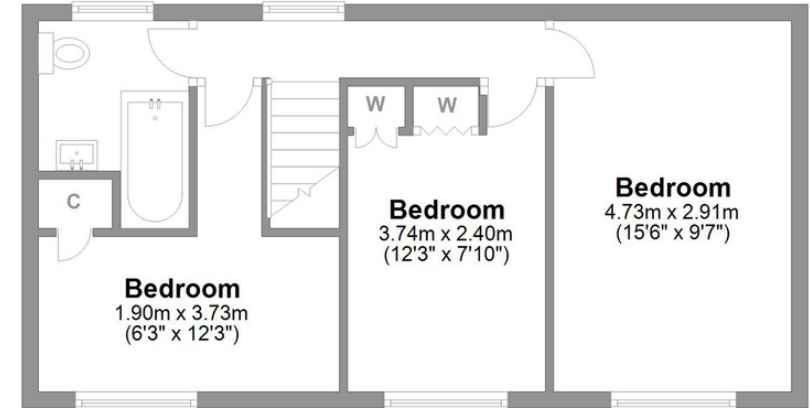
# Hedworth House Aiskew

Total area: approx. 114.1 sq. metres (1227.8 sq. feet)



**Ground Floor**

Approx. 72.1 sq. metres (775.8 sq. feet)



**First Floor**

Approx. 42.0 sq. metres (452.0 sq. feet)

## Finer Details

POSTCODE: DL8 1AU

TENURE: Freehold

COUNCIL TAX BAND: C

EPC RATING: F (new one TBC)

BUILD TYPE: Stone

CENTRAL HEATING: Gas (2 years old)

WINDOWS: Updated approx. 2 years ago

# LOVE PROPERTY

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 not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser.  
Created especially for Love Property by Vue3sixty Ltd