

MILL LEAT

HACKFORTH

LOVE PROPERTY.♡

LOVE THE JOURNEY





Mill Leat, Hackforth

Hackforth is a peaceful North Yorkshire village, surrounded by rolling countryside yet within easy reach of Bedale and Richmond, where you'll find shops, schools, and all the essentials.

The village has a welcoming community and a traditional pub, The Greyhound Inn – making it a lovely place to call home.

According to the 2011 census, it had a population of around 169 residents. The village appears in the Domesday Book of 1086, under the name Hacforde. At that time, it comprised approximately six households.

For lovers of the outdoors, there are plenty of scenic walks and bridleways nearby, with the Yorkshire Dales and Moors both just a short drive away.



Welcome home...

Welcome to Mill Leat. As you arrive, pull onto the generous gravel driveway and park with ease in the large garage before stepping inside your new home.

Through the front door, you are welcomed by a spacious lobby, the perfect place to remove your shoes, hang coats, and begin to unwind. To the right lies a convenient WC, while to the left, a cosy snug awaits. This versatile room could serve as a home office, hobby space, or playroom, depending on your needs.

From the lobby, open the door to the impressive dining room, the true heart of the home. Flooded with natural light from large windows overlooking the garden, this airy space is both elegant and inviting. Warm wooden floors add character, while the striking gallery landing that wraps around the room enhances its sense of openness and grandeur.

To the left of the dining room, the spacious kitchen beckons. Fitted with sleek white shaker-style units and generous worktop space, it's both practical and stylish. Start the day with coffee at the breakfast table, or gather friends and family here while preparing dinner. Together, the well-equipped kitchen and stunning dining room create an ideal setting for entertaining and family gatherings.







Relax... put your feet up

Step into one of the home's most captivating spaces; a beautifully designed lounge filled with natural light from its dual-aspect windows.

This generous room features rich wooden flooring and two striking beams that add character, complemented by a bright sunroom with French doors opening directly onto the garden. It's a versatile lounge, perfect for relaxing and enjoying quality time with family.

In the colder months, light the wood-burning stove, curl up, and enjoy your favourite film in cosy comfort.

When summer arrives, open up the French doors to let the breeze drift through, style the sunroom with unique furniture, and spend warm evenings sipping wine while enjoying the garden views.

Whether you're hosting friends or simply unwinding, this lounge provides a picturesque setting that perfectly captures the welcoming spirit of the home.

Just off the sunroom is the utility, WC and access to the garage.



Time to for bed...

When it's time to unwind, you'll find four comfortable bedrooms to choose from. The main bedroom, set at the rear of the property, enjoys lovely views over the garden and comes complete with its own en-suite shower room.

Just off the main bedroom is an additional large room; ideal as a walk-in wardrobe, home office, or hobby space. It offers real flexibility to suit your lifestyle.

The family bathroom is both stylish and practical, featuring a generous walk-in shower and a separate bath. Perfect for busy mornings or relaxed evenings, it's equally suited to refreshing starts to the day or winding down with a long soak or children's bubble bath.

The three further bedrooms are all doubles, providing plenty of space for a growing family or visiting guests and one of these has it's own private WC too.





Step outside...

The rear garden is a true delight, secluded, tranquil, and perfect for relaxing or entertaining. With a mix of patio space, a well-kept lawn, mature trees, and shrubs, it offers the ideal setting for family life, summer gatherings, or simply a haven for green-fingered gardeners.

Listen to the birdsong and soak up the peaceful surroundings of this special home. Picture children playing freely while you fire up the barbecue, enjoying long summer days with friends and family in this wonderful outdoor space.

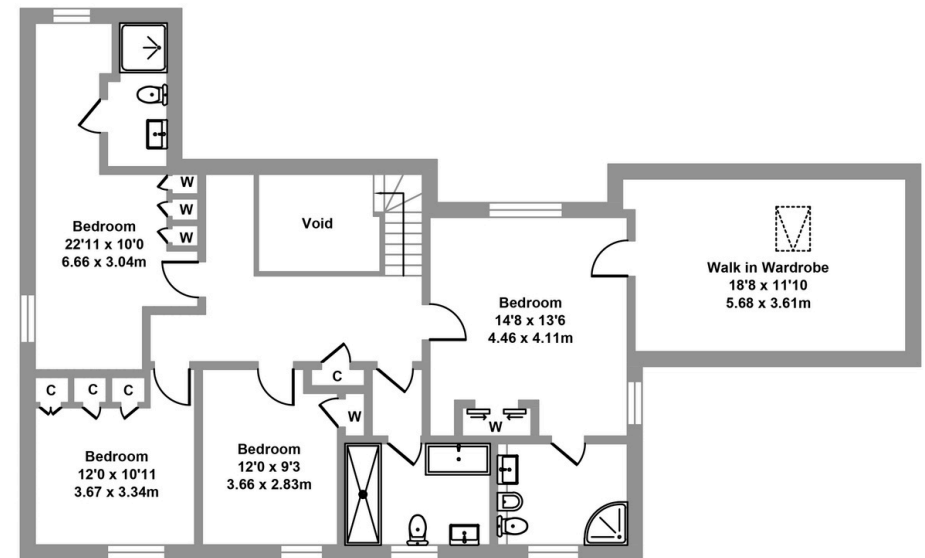
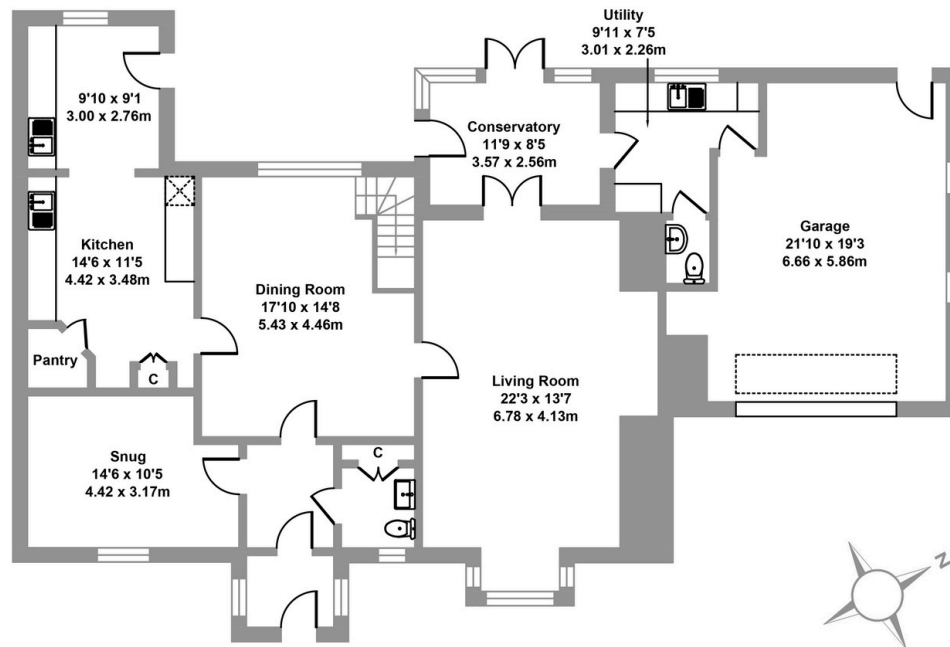
Finer Details...

Postcode: DL8 1PB
Freehold
Council Tax Band: G
EPC Rating: TBC
Oil Central Heating



Mill Leat Hackforth

Total area approx. 280.4 sq. meters (3018.1 sq. feet)



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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