The background features a faint, light brown illustration of several trees with circular canopies and vertical trunks. A small heart shape is positioned in the upper right area. The text is centered over this background.

WHINNEY HILL  
HUNTON

# Hunton, Bedale

Hunton is a small North Yorkshire village set within the rolling countryside of Lower Wensleydale, just a short drive from the market town of Bedale. Known for its peaceful setting and community feel, the village offers a quintessential rural lifestyle while remaining well connected to nearby amenities and transport links.

Surrounded by open farmland and scenic walking routes, Hunton is particularly appealing to those seeking a quieter pace of life without feeling remote. It offers the beauty of the North Yorkshire countryside with the convenience of nearby towns and villages.





# Welcome home...

Welcome to Whinney Hill, an exclusive four/five-bedroom stone barn conversion set within approx 4.44 acres in the stunning countryside at the heart of the Dales.

Approached via quiet country lanes leading into Hunton, the private driveway opens onto a generous parking area and this striking home beyond.

The mixed-stone façade and beautifully maintained raised beds at the front of the property set the tone for the quality and character found throughout.

Step inside and you are welcomed by a beautifully classic kitchen that spans the length of the property, with impressively large windows framing spectacular views in both directions. Immaculately presented and exceptionally well equipped, this kitchen-diner with adjoining snug provides a warm and inviting space, perfect for relaxing or entertaining with family and friends.

Towards the rear of the property, where the doors also frame the surrounding views, you'll find a conveniently placed downstairs WC; a thoughtful addition you would expect in a home of this calibre.





## Time to relax...

Flowing seamlessly from the kitchen is the spacious lounge-diner, filled with natural light from deep-set windows that perfectly frame the surrounding countryside.

This is a beautifully balanced room, offering a sense of understated opulence with a classic country feel; calm, elegant, and thoughtfully designed. The addition of a wood-burning stove creates a wonderfully cosy setting, making it the ideal place to unwind in the evening.

Patio doors provide direct access to the outside space, opening onto yet more far-reaching views. Just off this room is a versatile additional reception room, currently used as a playroom, but equally well suited as a snug, home office, or fifth bedroom.

As the heart of the home, this room is ideally positioned to provide easy access to the rest of the property, connecting to the bedrooms and bathrooms located both upstairs and downstairs.







## Let's head to the bedrooms...

Now, to a part of the house that feels very much like its own private retreat. The principal bedroom is wonderfully spacious and luxurious, offering a calm and restful atmosphere.

The main bathroom is beautifully appointed, with elegant marble finishes complemented by an original stone wall that speaks to the age and character of the home.

Bedroom two, currently arranged as a home office, is equally stylish, bright and airy, with a stunning outlook and a full bank of fitted wardrobes.





## Let's head upstairs...

Upstairs from the lounge-diner, you will find two further double bedrooms and a bathroom, creating an excellent independent space for children of all ages or visiting guests.

To the left of the landing is the first of the two bedrooms, a generous room with two windows, including a skylight, allowing natural light to pour in and creating a wonderfully serene atmosphere.

To the right of the landing is the second bedroom, which shares the same peaceful, light-filled feel, again enhanced by both a skylight and a window.

Positioned between the two rooms is a stylish and practical shower room, ideal for children or guests.







# Head outside...

For those seeking truly breathtaking views in every direction, land to shape into their own private haven, or space suited to equestrian use, Whinney Hill offers a rare and compelling opportunity.

Set within approximately 4.44 acres, the grounds are thoughtfully divided into three distinct areas. There is a generous family garden, complete with raised beds for growing vegetables, a separate paddock, and, to the front of the property, a substantial field stretching to the boundary and completing the impressive acreage of this outstanding plot.





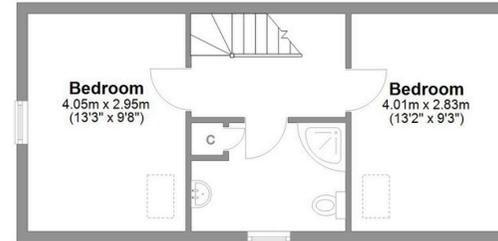
# WHINNEY HILL

Total area: approx. 181.8 sq. metres (1957.2 sq. feet)



**Ground Floor**

Approx. 146.1 sq. metres (1572.9 sq. feet)



**First Floor**

Approx. 35.7 sq. metres (384.3 sq. feet)

## Finer Details...

Postcode: DL8 1LY

Freehold

Council Tax Band: F

EPC Rating: D

Heating: Oil

Planning Permission Granted for Double Garage with home office above.

# 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