



THE WILLOWS, LUMLEY LANE, KIRKBY FLEETHAM
NORTHALLERTON, NORTH YORKSHIRE, DL7 0SH



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Kirkby Fleetham, Northallerton, North Yorkshire, DL7 0SH

The Willows is a beautifully presented detached family home, set within a generous plot in the heart of the sought-after village of Kirkby Fleetham. Having been a much-loved home for over 20 years, it offers spacious and versatile accommodation, including an impressive orangery, a well-appointed kitchen with adjoining dining area, and four double bedrooms featuring a striking vaulted principal suite with en-suite. Externally, the property enjoys private, landscaped gardens backing onto open countryside, along with ample parking, electric gates and a resin driveway, making it an ideal home for modern family living.

- Spacious Detached Family House
- Four Double Bedrooms
- Private Driveway with Ample Parking
- Professionally Landscaped Gardens

GET IN TOUCH

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DESCRIPTION

The Willows is an attractive detached family home, constructed in 1988 from reclaimed brick, occupying a generous and well-positioned plot within the heart of the highly regarded village of Kirkby Fleetham. The property has been a much-loved home for over 20 years, reflecting both the quality of the accommodation and the practicality of its setting, and is presented to a high standard throughout with quality fixtures and fittings, double glazing and oil-fired central heating.

A welcoming reception hallway provides access to the principal ground floor accommodation and features a staircase rising to the first floor, along with bespoke fitted storage. The spacious living room enjoys pleasant views across the front garden and village green and features a painted fireplace, which offers the potential to be reopened to accommodate a log burning stove. Leading from the living room is an impressive orangery, fully glazed and creating a wonderful additional reception space, with sliding doors opening onto a covered veranda overlooking the garden.

The kitchen is well-appointed with a comprehensive range of fitted wall and base units and a selection of integrated appliances, including a tall freezer, two fridges, dishwasher, washing machine, along with a range cooker and space for a tumble dryer. Adjoining the kitchen is a versatile breakfast area, currently utilised as a dining room, with French doors opening onto the rear patio—ideal for both everyday living and entertaining. A ground floor shower room completes the accommodation at this level.

To the first floor, the property offers four well-proportioned double bedrooms, all benefitting from fitted furniture and attractive outlooks. The principal bedroom is particularly impressive, featuring a vaulted ceiling with exposed beams, eaves storage and an en-suite shower room. There are two further bathrooms, including a separate shower room and a house bathroom fitted with bath, separate shower cubicle, WC and wash hand basin.

Externally, the property is set within well-maintained and thoughtfully landscaped gardens. The front garden is designed for ease of maintenance, while the rear garden provides a high degree of privacy and enjoys a pleasant outlook towards adjacent open countryside. The gardens are predominantly laid to lawn with well-stocked borders, mature shrubs and trees, along with a paved patio area and covered veranda, ideal for







outdoor seating. A resin driveway provides ample off-street parking for several vehicles and includes an electric vehicle charging point, with electric gates providing access.

Overall, The Willows represents an excellent opportunity to acquire a spacious and individual family home in a sought-after village location, with the convenience of local amenities close at hand. Early viewing is highly recommended.

LOCATION

Kirkby Fleetham is a picturesque and highly sought-after village nestled between the market towns of Northallerton and Bedale in North Yorkshire. Surrounded by beautiful countryside, the village offers a peaceful rural setting while remaining well connected via the A1(M) and nearby rail links. Local amenities include a popular village pub, church, and well-regarded primary school, with a strong sense of community and plenty of scenic walking routes nearby. Northallerton provides a wider range of shops, services, and leisure facilities, while the stunning Yorkshire Dales and North York Moors National Parks are both within easy reach.

Charges

North Yorkshire Council Tax Band E.

Services

Mains electricity, water and drainage are connected. Oil-fired central heating boiler to radiators and also supplying hot water. Bottled Gas supplying the cooker.

Tenure

The property is Freehold.

Viewings

By appointment with the Agents. Please contact 01609 773004.

Agent's Notes

Free Market Appraisal - We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.



The Willows, Kirkby Fleetham

Approximate gross internal area

House 167 sq m - 1798 sq ft

Total 167 sq m - 1798 sq ft



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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