



23 SPRING HILL, WELBURY
NORTHALLERTON, NORTH YORKSHIRE, DL6 2SQ



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Welbury, Northallerton, North Yorkshire, DL6 2SQ

A substantial four bedroom detached residence occupying a quiet cul-de-sac position within the highly sought-after village of Welbury. Offering spacious and versatile accommodation throughout, the property features a stunning garden room overlooking beautifully maintained mature gardens, ample off-street parking and a double garage. Whilst now requiring a degree of cosmetic updating, the property presents an exciting opportunity for purchasers to modernise and potentially extend, subject to the necessary consents, creating a superb family home in a delightful village setting.

- Substantial Detached Family Home
- Four Double Bedrooms
- Stunning Gardens
- Double Garage & Off Street Parking
- Scope for Modernisation & Extension
- EPC Rating D

GUIDE PRICE £525,000

GET IN TOUCH

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DESCRIPTION

Occupying a quiet cul-de-sac position within the highly regarded village of Welbury, this substantial detached residence offers generously proportioned accommodation, exceptional gardens and exciting scope for a purchaser to modernise and further enhance the property to their own tastes and requirements.

The property is entered via an entrance porch leading into a spacious central hallway. To the right is a generously proportioned living room featuring a bay window to the front elevation, additional side window, carpeted flooring and a fireplace. Glazed uPVC doors open into a superb garden room, undoubtedly one of the standout features of the home, enjoying a vaulted oak ceiling and sliding patio doors opening onto and overlooking the beautifully maintained rear gardens.

Positioned to the left of the hallway are two further versatile reception rooms, currently utilised as a formal dining room and home office, together with a useful ground floor WC.

The kitchen is situated to the rear of the property and enjoys pleasant views across the gardens. Fitted with a range of oak wall and floor units complemented by laminate worktops, the kitchen also includes a sink and drainer unit, electric hob with extractor hood over, electric oven and integrated appliances. There is ample space for a breakfast table and chairs, creating an ideal everyday dining area. A door leads through to a generous utility room with matching fitted units, laminate worktops, sink and drainer, plumbing for a washing machine and housing for the oil-fired central heating boiler. Further doors provide access to the attached double garage and rear garden.

To the first floor are four well-proportioned double bedrooms, each benefitting from fitted wardrobe space. The principal bedroom enjoys a spacious en-suite bathroom fitted with a panelled bath, walk-in double shower enclosure, WC, bidet and wash hand basin with vanity storage below. The remaining bedrooms are served by the house bathroom, comprising a panelled bath with shower over and wash hand basin, together with a separate WC.

Externally, the gardens are a truly exceptional feature of the property and provide a





wonderful setting for the house. Predominantly laid to lawn, the rear garden is beautifully stocked with an extensive variety of mature trees, shrubs, plants and flowers, together with paved seating areas, timber shed and well-established hedging and fencing providing a high degree of privacy. To the front and side of the property, a brick-paved driveway provides off-street parking for several vehicles and leads to an attached double garage with up-and-over door, also housing the oil tank. The property further benefits from excellent potential for extension or reconfiguration, subject to the necessary consents. The front garden is equally well maintained, featuring mature planting, hedging and a brick-paved pathway leading to the entrance door.

LOCATION

Welbury is a picturesque and highly regarded village set within the rolling North Yorkshire countryside, ideally positioned between Northallerton and Yarm. The village offers a peaceful rural setting with a strong sense of community, centred around a traditional village green, church and well-regarded public house. Surrounded by open countryside, the area is ideal for walking, cycling and enjoying the nearby Hambleton Hills and North York Moors National Park.

Despite its tranquil setting, Welbury remains conveniently placed for access to the market towns of Northallerton, Stokesley and Yarm, all of which provide a wider range of shopping, leisure and educational facilities. Excellent transport links are also available nearby, including the A19 and A1(M), together with mainline rail services from Northallerton offering direct connections to York, Leeds and London Kings Cross.

Services, Charges & Tenure

Mains electricity, water and drainage are connected. Oil-fired central heating boiler to radiators and also supplying hot water. The property further benefits from solar panels which are owned outright. North Yorkshire Council Tax Band G. The property is Freehold.

Viewings

Strictly by appointment only. Please contact the Agent on 01609 773004.

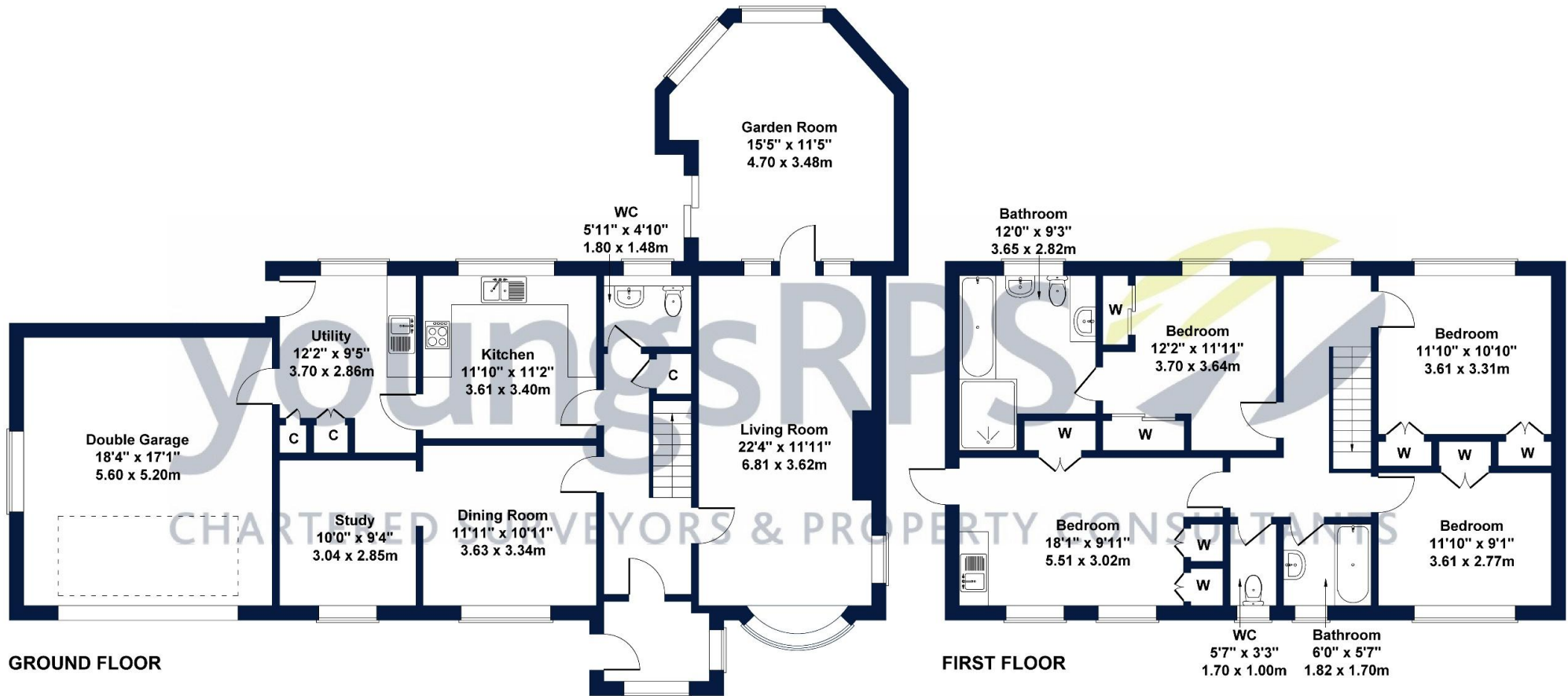
Agent's Notes

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.

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Approximate Gross Internal Area

2433 sq ft - 226 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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