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Greenacres

110 South End, Bedale DL8 2DS



**A Superbly Positioned, Architecturally Attractive, Gentleman's Residence Situated
On Substantial Plot Extending to 0.61 Acres on the Edge of a Thriving & Highly Sought After
North Yorkshire Market Town**

**Substantial Three Double Bedroomed Family House in Extensive Lawned Gardens & Grounds
Offering Potential for Redevelopment to Provide a Stunning Family House or with Tremendous
Scope for Redevelopment of the Site Subject to Purchasers Requirements & the Necessary
Planning Permissions**

Price: Offers in Excess of £425,000

OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

Greenacres, 110 South End, Bedale DL8 2DS

SITUATION

Masham	6 miles	Northallerton	7 miles
A.1	3 miles	Ripon	14 miles
Richmond	12 miles	York	38 miles
Catterick	8 miles	A.19	12 miles
Darlington	21 miles		

(All distances are approximate)

Greenacres, 110 South End, Bedale is superbly situated at the South End of Bedale on a substantial plot within easy walking distance of attractive open countryside and Bedale town centre.

Bedale itself enjoys a useful range of amenities extending to Health Centre, Leisure Centre, Primary and Secondary Schools, good shopping, and weekly market.

Excellent commuting is available via the A.1 and A.19 trunk roads both of which are within easy commuting distance of the property and offer excellent access to all the major centres of commerce locally and nationally and provide direct access to the main arterial road networks of the UK.

The large and major centres of York, Teesside and Middlesbrough are within easy commuting distance and offer a full and comprehensive range of shopping etc. while more locally the towns of Thirsk, Northallerton, Richmond and Darlington are all within easy commuting distance.

Bedale is a thriving North Yorkshire market town and is within easy reach of the A.1 interchange at Leeming Bar, bringing Teesside, Tyneside and West Yorkshire within reasonable commuting distance. Additionally, Bedale is on the entrance to the North Yorkshire Dales National Park where tremendous leisure activities and opportunities are to be found together with some of the most attractive countryside in the North of England.

AMENITIES

Shopping – Bedale, Northallerton, Masham and Ripon provide good market town shopping.

Schools – The area is well served by reputable primary and secondary schools with primary schools at Bedale and in the surrounding villages while secondary schools can be found at Bedale, Northallerton, Richmond and Wensleydale. Independent schools can be found Newton le Willows, Teesside High, Yarm, Ampleforth, Queen Mary's at Baldersby, Cundall Manor and Ripon.

Airports – Teesside Airport within 25 minutes approximately

Railways – Main East Coast Train Stations at Northallerton and Darlington bringing London approximately 2 ½ hours travelling time.

Leisure Centres – Bedale, Richmond and Northallerton and Darlington.

Golf – Bedale, Romanby (Northallerton), Masham, Catterick, Thirsk and Richmond and Akbar.

Walking, Cycling and Riding - The North Yorkshire Moors and Yorkshire Dales National Parks and attractive surrounding countryside are close by.

Racing – Catterick, Ripon, York, Thirsk, Sedgefield, Beverley, Doncaster and Newcastle.

There is a regular bus service to Northallerton, Richmond and Darlington. The property is within an hour of the coast at Scarborough, Whitby and Redcar.

Shooting and Fishing – The property is in an attractive position in an area known for its quality shoots and good fishing. It is within easy reach of the North Yorkshire Moors and Yorkshire Dales and is close to local rivers and ponds.

DESCRIPTION

Greenacres at South End, Bedale comprises a substantial three double bedroomed gentleman's residence situated on an outstanding plot extending to 0.61 acres or thereabouts on the south side of Bedale, the highly desirable North Yorkshire town at the entrance to the North Yorkshire Dales.

The property externally sits squarely in the centre of this substantial plot and enjoys the benefit of UPVC sealed unit double glazing and oil-fired central heating. The property sitting as it does on this generous plot enjoys ground floor extensions to the southern side with double garage and living room with tremendous scope for second floor extension and refurbishment internally. The property does retain a host of original features including solid oak doors and is very architecturally attractive. The accommodation is very well laid out and generously proportioned with a light and airy drawing room enjoying views to front and rear, a dining room and separate living room enjoying privacy and views over the rear garden. The ground floor is completed with spacious entrance hall, kitchen and WC together with large double garage. To the first floor there are three double bedrooms with the master enjoying En suite shower room. The first floor is completed with a family bathroom. There is tremendous potential subject to purchasers' requirements to extend into the attic which is substantial and could easily provide for additional residential accommodation. Additionally, the plot which has seen development to its rear and side offers tremendous scope for complete residential redevelopment subject to purchasers' requirements and any necessary planning permissions.

The property is approached through brick built pillars and twin wrought iron gates opening onto expansive tarmac driveway, hardstanding and turning circle situated to the front of the property and giving access to the garages and offering hardstanding for a number of vehicles. The front garden is laid to lawn with mature shrub borders and hedged boundaries. Adjacent to the driveway and running up the northern boundary are lawned gardens with shrub borders which run past the property and up to the generous area of rear lawned garden with a number of mature trees and the lawn then continues around the back of the house. Adjacent to the rear of the property is a superb raised pond and seating area. Low level ornamental walls and a step up from the rear of the property provide access to the patio area. The lawned rear garden is slightly raised and within the south western corner there is an original concrete sectioned garage which has been utilised as workshop with a recessed patio area. A concrete pathway proceeds all the way around the property. Within the rear of the property is a rainwater collection system with a tank situated adjacent to the rear of the property and providing natural water for the pond and garden. The property enjoys substantial hedged boundaries at the present time providing for a high degree of privacy to the rear and side.

The offering of **Greenacres, 110 South End, Bedale** represents an all too rare opportunity for the discerning purchaser to acquire a substantial plot with a substantial property on, that is ripe for redevelopment, refurbishment, extension and modernisation or could subject to purchasers requirements and the necessary planning permissions provide for a superior development site on the edge of a highly sought after North Yorkshire market town. Early inspection is particularly recommended.

ACCOMMODATION

In through UPVC sealed unit double glazed front door with central leaded and coloured glass etched back light into:

Entrance Vestibule

1.42m x 1.14m (4'8" x 3'9")

With an inset matwell. Centre ceiling light point. Wall mounted brass hooks. Radiator. Door through into:

Cloakroom

1.47m x 1.32m (4'10" x 4'4")

With half tiled walls with an ornate tiled dado rail. Wall mounted wash basin. Wall mounted shelving. Hanging hook. Door through to:

WC

1.32m x 0.79m (4'4" x 2'7")

With a high-level Shanks cistern WC. Half tiled walls with ornate contrasting tiled dado. Centre ceiling light point. Opaque glazed rear window

From the Entrance Vestibule is solid oak door with multiple clear glass panels into:

Entrance Hall

4.23m x 3.01m (13'11" x 9'11")

With stairs to first floor. Beautiful oak fronted and panelled staircase with understairs store cupboard. Coved ceiling. Double radiator. BT Openreach master socket and router. Double radiator. Door through to:

Dining Room

4.74m x 4.23m (15'7" x 13'11") max into bay

Bay window to front. Curved radiator. Feature tiled fireplace and hearth and oak mantel shelf. Inset living flame gas fire. Fitted stained and polished plate rack. Further window to front. Centre ceiling light point.

Off the Hallway is multi paned oak door and porthole looking through to:

Conservatory

2.79m x 2.64m (9'2" x 8'8")

UPVC sealed unit double glazed. Attractive ornate tiled floor. Cut stone display plinths. Thermalactic ceiling. Full height French doors out. Wall light points. Wall mounted electric heater.

From the Hallway is door through to:

Drawing Room

6.75m x 4.11m (22'2" x 13'6") max into good sized bay window.

Double radiator. Views out onto rear patio, pond and gardens. Mini coved ceiling. Two centre ceiling light points. Additional double radiator. Feature fireplace comprising sandstone surround with adjacent plinth which are slate topped with a slate hearth and mantel shelf. Inset living flame gas fire. TV point. Door to rear gives access to:

Kitchen

2.38m x 4.18m (7'10" x 13'9")

With a range of dated base and wall cupboards, work surfaces with inset double drainer, single bowl sink unit with mixer tap over. Space and point for electric cooker. Space and plumbing for dishwasher. Space and point for under counter fridge. Fully tiled with inset display tiles and upper tile dado. Flush mounted ceiling light point. Wall mounted extractor fan. Double radiator. Picture bay window to front. Door to side gives access to:

Pantry

1.72m x 1.34m (5'8" x 4'5")

With extensive shelving. Centre ceiling light point. Part tiled walls. Opaque glazed window. Door through from the kitchen gives access to:

Living Room

6.15m x 2.86m (20'2" x 9'5")

Quarry tiled floor. Full width sliding double glazed doors giving access out to rear patio, gardens and grounds. Ceiling light point. Two ceiling spot points. Domed roof light providing a substantial amount of natural light into the room. Floor mounted Potterton oil fired central heating boiler. Door gives access to:

Integral L Shaped Garage

4.82m x 2.89m (15'10" x 9'6") & 6.22m x 3.98m (20'5" x 13'1")

With twin up and over doors. Three ceiling light points. Useful utility area built in to the rear, with a base unit having inset stainless steel single drainer, single bowl sink unit with space and plumbing beneath for washing machine, space for two additional appliances and central cupboard. Could provide space over for residential extension. Light and power. Numerous windows.

From the Entrance Hall

Stairs to First Floor with double turn staircase with oak balustrade and panels leading up past double glazed window to first floor.

First Floor Landing

4.21m x 0.98m (13'10" x 3'3")

Fitted picture rail. Centre ceiling light point. Attic access. Radiator.

Substantial Airing Cupboard & Linen Store

2.96m x 1.06m (9'9" x 3'6")

Extensive shelved storage around a lagged cylinder with immersion heater. Ceiling light point.

Master Bedroom

3.71m x 4.23m (12'2" x 13'11")

into full height, wall width built in bedroom furniture comprising single and double wardrobes, central dressing table, mirror backed with light over and cupboard storage above. Two bedside cabinets. Matching headboard. Mini coved ceiling with centre ceiling light point. Double radiator. Additional matching double wardrobe. Concealed furniture matched door gives access through to:

En Suite Shower Room**2.49m x 1.34m (8'2" x 4'5") plus entrance**

Comprising easy access shower cubicle with tile effect laminate floor and central drain. Shower panelled walls together with shower panelled seat to rear. Multi jet thermostatically controlled mains shower with useful additional shower attachment. Inset ceiling extractor. Inset flush mounted ceiling light. Sliding doors to front. Matching pedestal wash basin and WC. Fully tiled in the outer shower area. Radiator. Mirror fronted shelved bathroom cabinet with inset shaver socket.

Bedroom No. 3**4.23m x 3.01m (13'11" x 9'11")**

Dual aspect with mini coved ceiling. Centre ceiling light point. Double radiator.

Bedroom No. 2**4.23m x 4.23m (13'11" x 13'11") max into wall length bedroom furniture**

Bedroom furniture comprising good range of single and double wardrobes with cupboard storage over. Vanity unit with inset wash basin with cupboard storage beneath. Substantial double-glazed window looking out onto rear patio and gardens. Mini coved ceiling. Overbed light pull and centre ceiling light point.

Family Bathroom**2.99m x 2.94m (9'10" x 9'8")**

Fully tiled walls and ceiling with two inset flush mounted lights. Stained and polished panelled easy access low level bath with mixer tap and shower attachment to side. Matching WC. Unit inset wash basin with mirror splashbacks behind which is a shelved store cupboard together with shaver socket and switch for light over. Double radiator.

From the Landing

Attic Access

With quality wooden drop down ladder giving access to the attic which is fully floor boarded offering tremendous storage and potential for further residential accommodation subject to alteration of the roof. 27'7" x 6' of useable space with two areas of **1.98m x 1.98 (6'6" x 6'6")** offering additional storage.

OUTSIDE**Workshop / Garage****6.92m x 4.90m (22'9" x 16'1")**

Concrete section on a concrete base with a corrugated roof. Up and over door to front, pedestrian door to side. Light and power.

Gardens

The front garden to the southern side of the driveway is laid to lawn with mature shrub borders and hedged boundary on the southern, northern and western boundaries. Adjacent to the driveway and running up the northern boundary are lawned gardens with shrub borders which run past the property and up to the substantial area of rear garden which is all laid to lawn with a number of mature trees and the lawn then continues around the back of the house. Adjacent to the rear of the property is a superb raised pond and seating area with central substantial pond with natural stone slab seating all around. Low level ornamental walls and a step up from the rear of the property provide access to the patio area. The lawned rear garden is slightly raised and within the south western corner there is an original concrete sectioned garage which has been utilised as substantial workshop with a recessed patio area. A concrete pathway proceeds all the way around the property.

Within the rear of the property is a rainwater collection system with a tank situated adjacent to the rear of the property and providing natural water for the pond and garden. The property enjoys substantial hedged boundaries at the present time providing for a high degree of privacy to the rear and side.

GENERAL REMARKS & STIPULATIONS

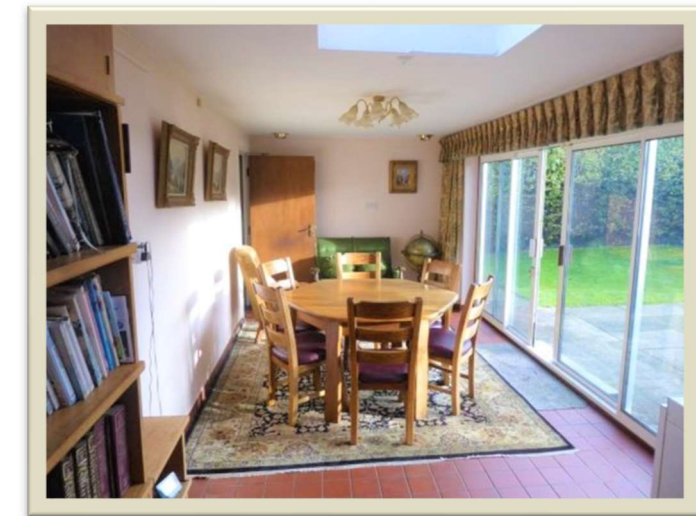
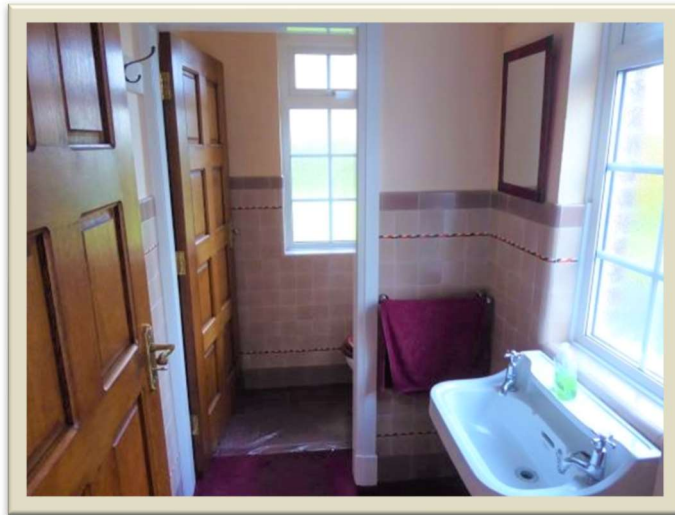
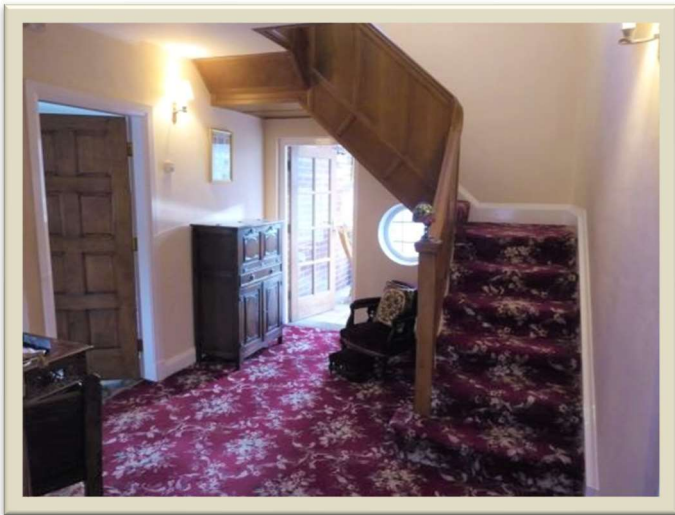
VIEWING – Strictly by appointment through Northallerton Estate Agency – Tel: (01609)771959

SERVICES - Mains Water, Electricity and Drainage. Oil Fired Central Heating.

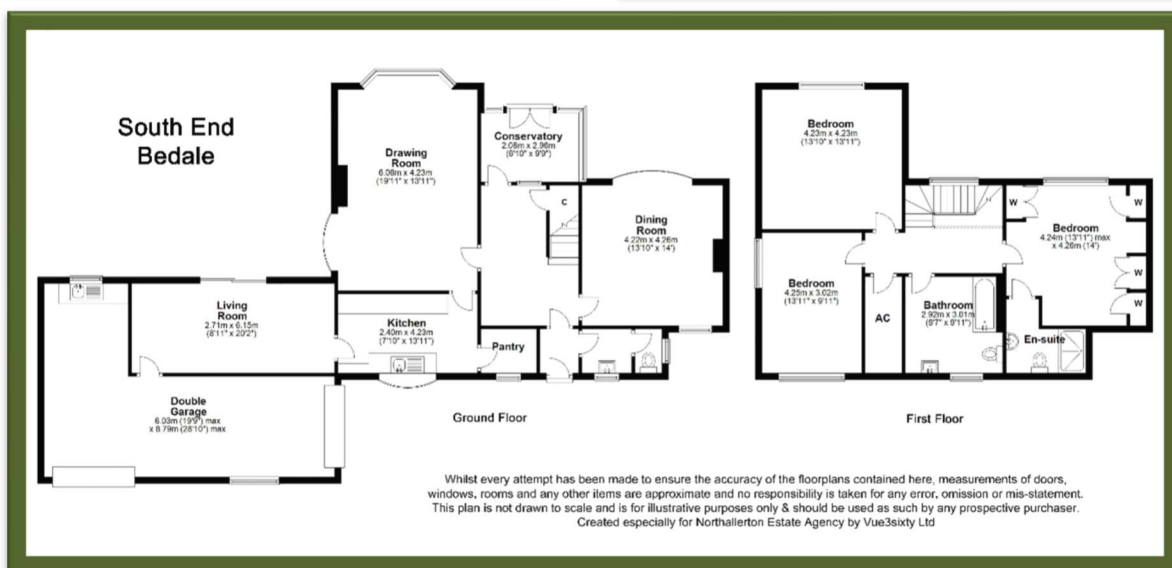
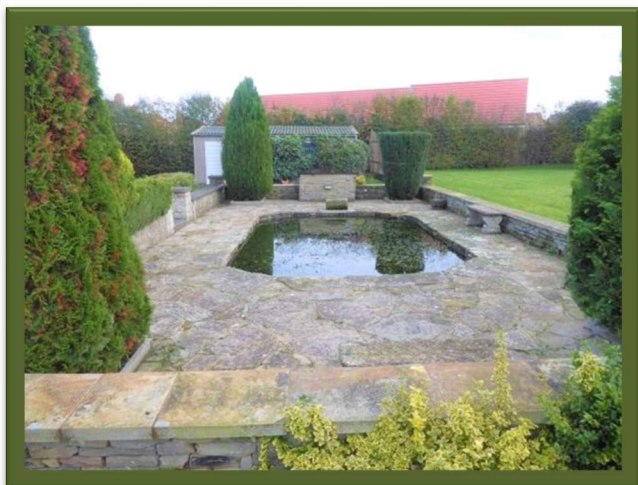
TENURE – Freehold with Vacant Possession upon Completion.

LOCAL AUTHORITY – Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – Tel: (01609) 779977

COUNCIL TAX BAND – The Council Tax Band for this property is a Band F.







COMMITMENT

Northallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
- These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
- All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
- We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
- Any plans may not be to scale and are for identification purposes only.
- Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
- You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.

In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.