



Mill Lodge,  
0

30 MASHAM ROAD

Bedale



**GSC GRAYS**  
PROPERTY • ESTATES • LAND



## 30 MASHAM ROAD

BEDALE, DL8 2AE

PERIOD HOME WITH SUPER LARGE GARDENS & GENEROUS LIVING  
ACCOMMODATION CLOSE TO THE HEART OF BEDALE

### Accommodation

Reception Hall • Cloakroom/WC • Living Room • Dining Room • Breakfast  
Kitchen • Garden Room • Utility Room • Three Double Bedrooms, one of which  
is ground floor en-suite • House Bathroom/WC

### Externally

Large Gardens • Double Garage



**GSC GRAYS**

PROPERTY • ESTATES • LAND

15 High Street, Leyburn, North Yorkshire, DL8 5AQ

Tel: 01969 600120

[www.gscgrays.co.uk](http://www.gscgrays.co.uk)

[leyburn@gscgrays.co.uk](mailto:leyburn@gscgrays.co.uk)

### Offices also at:

Alnwick  
Tel: 01665 568310

Barnard Castle  
Tel: 01833 637000

Chester-le-Street  
Tel: 0191 303 9540

Colburn  
Tel: 01748 897610

Easingwold  
Tel: 01347 837100

Hamsterley  
Tel: 01388 487000

Lambton Estate  
Tel: 0191 385 2435

Stokesley  
Tel: 01642 710742



### 30 Masham Road

A period detached property occupying an excellent position close to the centre of Bedale with beautiful private and large gardens. The property was built around 1920 and has some lovely features from the period including fireplaces and doors plus the addition of a superb garden room off the kitchen. It offers generously proportioned accommodation, a super entertaining house which could suit a variety of buyers.

#### Accommodation

A pillared entrance leads into the grounds of this property with a covered portico and tiled floor providing a pleasant entrance into the main reception hall. This is a generous and welcoming space with a staircase to the first floor and access to the two principal reception rooms, cloakroom/WC, kitchen, rear hall and a ground floor double en-suite bedroom.

The living room is dual aspect with patio doors which open to a private patio which is also accessible from the garden room. A focal point to this room is a period fireplace with marble inset and hearth and a coal effect gas fire set into a grate. The dining room is on the other side of the hall and is also dual aspect with a square bay to the front elevation, a fireplace with arched alcoves each side and useful cupboards within.

The kitchen has space for a breakfast table and chairs and opens directly into the garden room. It is fitted with a range of wall and floor cupboards with cream frontage and granite work surfaces and incorporates an inset one and a half sink unit, Rangemaster cooker with gas hob and electric oven with extractor canopy above, dishwasher, fridge and freezer. The garden room is a light and bright, triple aspect room with a vaulted ceiling and French doors which access two seating areas, one to the front and one to the rear – a super place for al-fresco dining.

Finally on the ground floor there is a large double, en-suite bedroom, cloakroom/WC and a rear hall and lobby which access a useful utility room where the boiler is located.





### First Floor Accommodation

A galleried landing leads to two double bedrooms, the house bathroom/WC and useful storage cupboards. Both bedrooms are double with built in wardrobes. The house bathroom/WC has a white suite comprising wood panel bath with shower over, pedestal wash hand basin, low level WC and bidet.

### Externally

The property is approached via a pillared entrance into a substantial driveway with plenty of on-site parking and well stocked herbaceous borders. The driveway runs along the side of the building and into the rear garden where the double garage is. The property occupies a generous site with further parking to the rear of the property.

A beautiful garden which includes a secluded courtyard for morning coffee, accessible from the garden room and living room. The rear garden is mainly laid to lawn with a mature hedged perimeter and a range of planted flower and shrub borders. In addition there is a delightful patio area just outside the garden room which adjoins the lawns and a large planted area.

The double garage has a pitched roof and two up and over doors .

### Services and Other Information

The property is served by gas fired central heating, is double glazed and has photovoltaic solar panels on the double garage which have a feed in tariff.

### Tenure

The property is believed to be freehold with vacant possession on completion.

### Local Authority and Council Tax Band

Hambleton District Council. Tel 01969 779977

The property is banded E

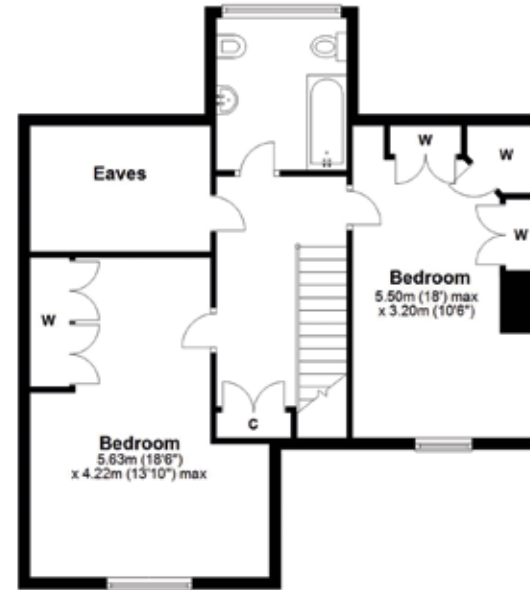


# 30 Masham Road Bedale

Total area: approx. 192.5 sq. metres (2072.4 sq. feet)



Ground Floor



First Floor

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 GSC Grays by Vue3sixty Ltd

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

## DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.



