



BRIDGE HOUSE, STATION ROAD
Newton Le Willows, Bedale



GSC GRAYS

PROPERTY • ESTATES • LAND

BRIDGE HOUSE, STATION ROAD

Bedale, DL8 1SX

Bridge House is an attractive detached family home, occupying a lovely position in the highly regarded village of Newton le Willows.

ACCOMMODATION

The property offers well presented and spacious accommodation with several reception rooms, including an open plan living dining kitchen with contemporary fitted units. There is an abundance of characterful features throughout, including exposed beams, attractive fireplaces and latch doors to name a few.

To the first floor, there are four double bedrooms, including two benefiting from en-suite shower rooms, as well as a house bathroom. The principal bedroom also benefits from a Juliet balcony to enjoy the countryside views to the rear and a range of fitted wardrobes.

Externally, there are generous gardens, complete with various patio and decked seating areas and well stocked flower beds and borders. There is also private parking and a garage, making this an ideal property for a wide range of purchasers.



5&6 Bailey Court Colburn Business Park, Richmond, North Yorkshire, DL9 4QL

01748 829217

agency@gscgrays.co.uk

GSCGRAYS.CO.UK



Situation and Amenities

Newton le Willows is located in the heart of lower Wensleydale. The village supports a thriving village hall and Aysgarth preparatory school. The market towns of Bedale, Masham, and Leyburn are all less than eight miles away, with their weekly markets, post office, livestock mart and many shops, pubs and restaurants. The area is also well known for its tourism, farming, and its many scenic walks and country pursuits on offer. There are primary schools at Bedale, Thornton Watlass and Crakehall and secondary comprehensive schools at Leyburn, Bedale, Richmond and Ripon (Grammar School). Private education facilities are close by in Newton le Willows itself, Topcliffe and Barnard Castle.

The property has good access to the A1 (M), as well as the mainline railway at Northallerton.





Accommodation Comprises: Ground Floor

The front door leads into an entrance hall with stairs to the first floor and latch doors leading to the sitting room and dining room. The dining room has a brick feature fireplace as well as a dual aspect, currently used as a home office and could be utilised as a secondary sitting room.

The sitting room has an inset log burning stove with brick surround and hearth and oak lintel, exposed beams, window to the front and a latch door leading into the living dining kitchen.

The living dining kitchen has a good range of contemporary units with grey and contrasting frontage, integrated appliances, including a fridge freezer, Hotpoint double oven/microwave, induction hob, granite work surfaces and one and a half sink with mixer tap and drainer. There is ample space for a dining table and seating area, with a dual aspect to the rear and side, as well as patio doors leading out to the gardens.

The utility room has plumbing for a washing machine and dryer, door and window to the side, tiled flooring and a door leading to the ground floor WC.



First Floor

The landing has latch doors leading to the four bedrooms and house bathroom. The principal bedroom is a good sized double with vaulted ceiling and Juliet balcony overlooking the rear garden and fields beyond, with a good range of fitted wardrobes and storage. The contemporary en-suite shower room has a step-in double shower, vanity wash hand basin and low level WC.

The second bedroom is also a good sized double with fitted wardrobes and storage, vaulted ceiling and a window overlooking the rear. The third bedroom is a spacious double with exposed beams, an alcove with oak lintel, window to the front also with an oak lintel and a door leading into the newly fitted en-suite shower room. The shower room has a step-in shower and wash hand basin.

The fourth bedroom is also a double with window to front and exposed beams and the house bathroom has a jacuzzi style bath, pedestal wash hand basin and low level WC, quality stone tiling, frosted glazed window to the side and a heated towel rail.

Externally

The property is approached by a wrought iron gate, with stone walled and wrought iron boundaries, and a paved pathway leads up to the front door and access to both sides of the property. There is a side and rear garden which are mainly laid to lawn with a variety of well stocked flower beds and borders and a mature tree. There is also a faux grass area, as well as a decked raised seating area, wrought iron and walled boundaries, a discreetly hidden oil tank and log stores, as well as a lower patio seating area adjacent to the dining kitchen. A timber gate leads out to the rear where there is allocated parking and access to the garage.

Garage

The garage has an up and over door, a pedestrian door into the garden and a window to the rear. Light and power connected.

Tenure

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

Local Authority and Council Tax Band

Richmondshire. Tel 01748 829100.

The property is banded E.

Services and Other Information

The property is served by oil fired central heating, mains electric, water and drainage connected.

Particulars & Photographs

The particulars were written and the photographs taken in March 2023.

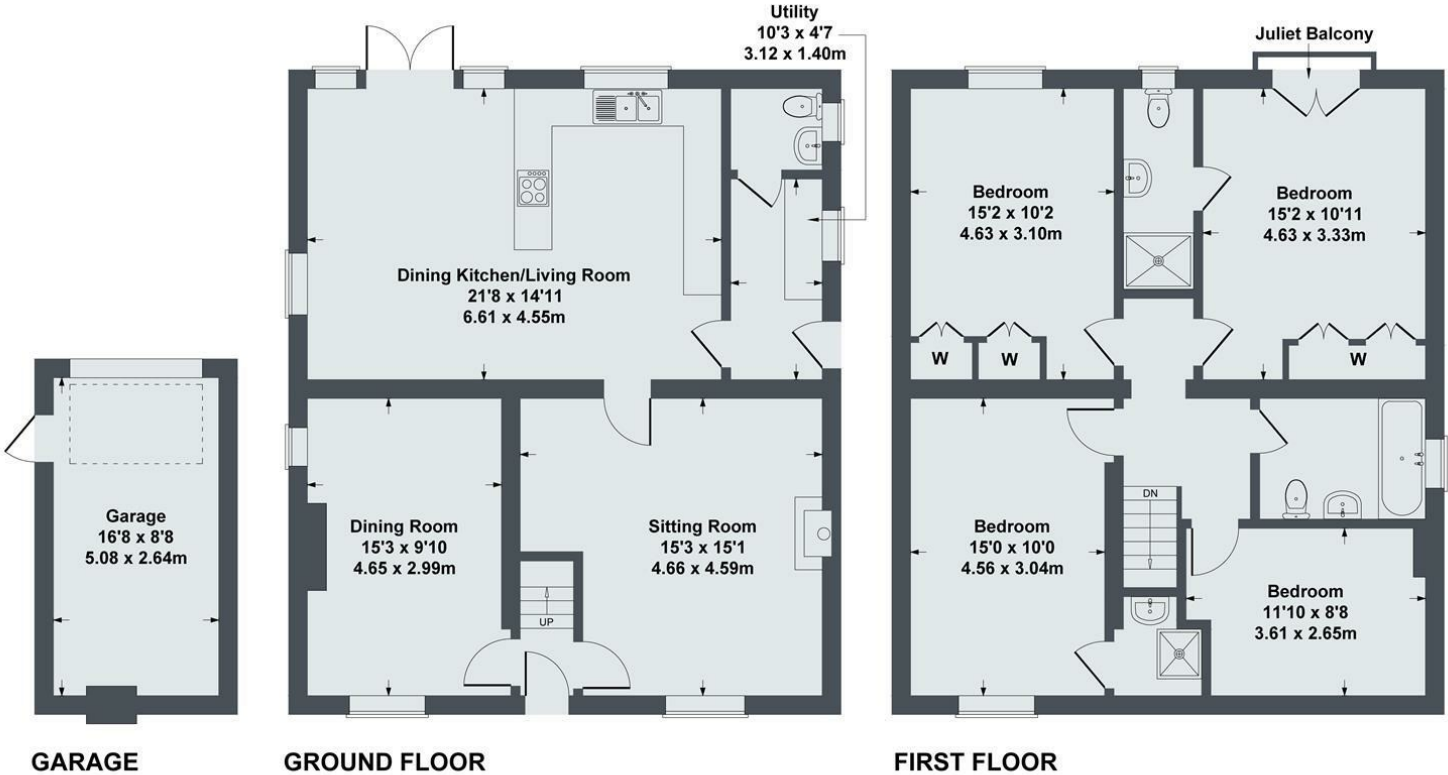
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Approximate Gross Internal Area
1862 sq ft - 173 sq m



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.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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