



**PARK LODGE**  
Burrill, Bedale



**GSC GRAYS**  
PROPERTY • ESTATES • LAND

# PARK LODGE

BURRILL, BEDALE, DL8 1RR

A SPACIOUS, DETACHED BUNGALOW, SET IN A SUBSTANTIAL PLOT EXTENDING TO JUST OVER HALF AN ACRE WITH STUNNING, FAR-REACHING VIEWS TO THE REAR

## Accommodation

Entrance Hall • Cloakroom • Dining Kitchen • Sitting Room • Dining Room  
Garden Room • Three/Four Bedrooms • House Bathroom

## Externally

Lawned Gardens • Patio Seating Areas  
Two Garages • Plot Extending to 0.53 Acres



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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

Tel: 01748 829217

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

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

## Offices also at:

Alnwick  
Tel: 01665 568310

Chester-le-Street  
Tel: 0191 303 9540

Barnard Castle  
Tel: 01833 637000

Driffield  
Tel: 01377 337180

Boroughbridge  
Tel: 01423 590500

Kirkby Lonsdale  
Tel: 01524 880320





### Situation and Amenities

The property is situated on the edge of the attractive village of Burrill, surrounded by countryside, with a range of walks on the doorstep and only a few miles from the market town of Bedale.

The nearby market town of Bedale offers a good range of amenities including a wide variety of independent and national shops, several public houses, restaurants, a GP practice, sports clubs and a supermarket. There are also various schooling options at nursery, primary and secondary levels, as well as private education facilities available in the area, notably Queen Mary's School, Queen Ethelburga's College, Aysgarth School at Newton le Willows and Ripon Grammar School.

Bedale 3 miles, Northallerton 10.5 miles, Ripon 19 miles, Harrogate 32 miles, York 41 miles, Leeds 53 miles (please note, all distances are approximate). The property is ideally located with great access links to both the A1 (M) at Leeming Bar and A19 for commuting across the region and mainline railway station at Northallerton, (10 miles).

### Park Lodge

Park Lodge is positioned in the centre of a substantial plot within an idyllic, semi-rural setting only a few miles from market towns, amenities and commuting links. This well-maintained home offers spacious living accommodation with stunning, far-reaching views to the rear.

The property is neutrally decorated throughout and offers flexibility with the potential to incorporate one of the garages to create further bedroom accommodation if desired (subject to consents).

Park Lodge has been extended by the current owner and benefits from a quality kitchen, a substantial house bathroom, three bedrooms and several reception rooms, one of which could also be used as a further bedroom. It would be perfect for a variety of purchasers, including those with horticultural interests or simply looking for a superb family home.



The plot, whilst substantial, has been beautifully maintained with a huge amount of variety within the flower beds, providing colour throughout the seasons. There are seating areas to both the front and rear, from which to enjoy the east- and west-facing aspect with areas of sunshine throughout the day.

One of the key selling features of this property is the views to the rear, which are as far-reaching as the White Horse at Kilburn and across to Roseberry Topping.

#### Accommodation

The entrance hall leads to an inner hallway and provides access to all of the living accommodation including the bedrooms and reception rooms.

The quality kitchen enjoys a dual aspect over the front gardens and has oak-fronted units, various pantry cupboards and integrated appliances including an oven and microwave, ceramic hob, washing machine, fridge freezer and dishwasher. The dining room has sliding doors opening to a substantial sitting room which also boasts a dual aspect and has corner windows to enjoy the fantastic views as well as a log-burning stove with brick surround and oak beam above.

The snug/study, which could also be used as a bedroom, features a log-burning stove and leads through to the garden room. There is also a cloakroom.





The aforementioned inner hall leads to three bedrooms, two of which are good-sized doubles whilst the third is a substantial single. The principal bedroom at the rear enjoys an east-facing aspect with views.

The house bathroom is neutrally-decorated with separate panelled bath and large shower.

#### **Gardens and Grounds**

The property is approached via a metal gate opening to a substantial driveway for several vehicles, which leads up to the garages.

There are three lawns, two at the front (one of which is left to grow naturally to support wildlife) and one at the back, along with well-stocked flower beds and borders. There are also two patio areas from which to enjoy both the morning and evening sun, as well as two sheds and greenhouse.

The property has a variety of mature trees, herbaceous plants, evergreens and flowers. There are fenced and hedged boundaries.

#### **Garaging**

There are two garages attached to the property, one of which houses the boiler and pressurised water tank. Both benefit from light and power with up-and-over doors.

#### **Owner's Insight**

Our vendor loves the spectacular view of the vale of York to the Yorkshire Moors in the distance and has especially enjoyed the property's large garden. The neighbours are friendly and there is a good sense of community within the village. There is a pub (The Buck) at Thornton Watlass, approximately 1.5 miles away, along with shops in Bedale town centre, approximately 2 miles away. There is good access to the A1.

#### **Tenure**

The property is freehold and will be offered with vacant possession on completion.

#### **Viewings**

Strictly by appointment with GSC Grays.  
Tel: 01748 829 217

#### **what3words**

///goodbyes.played.pots

#### **Local Authority**

North Yorkshire Council.

#### **Council Tax**

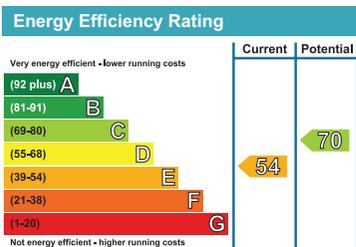
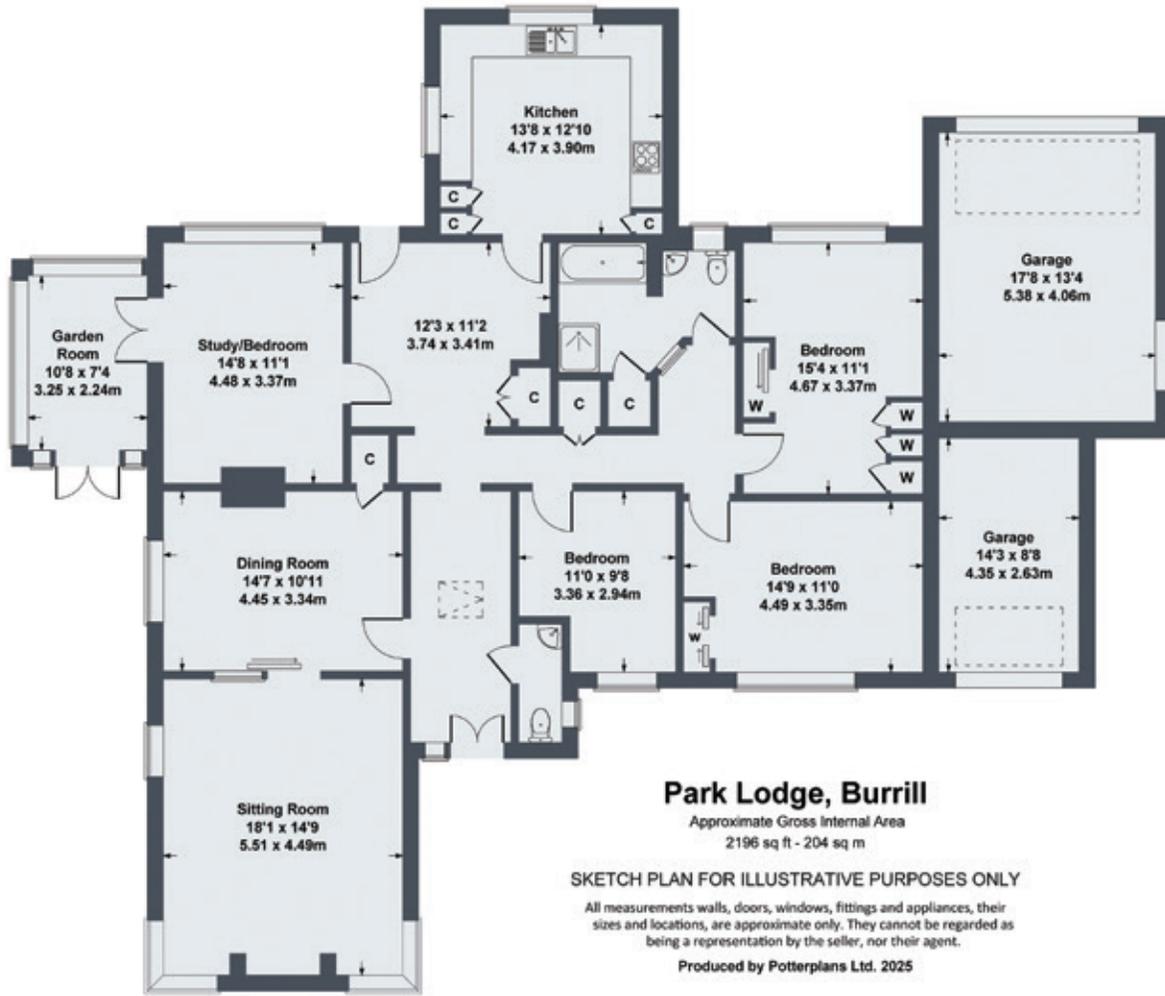
Band E.

#### **Services**

Mains electricity. Oil fired central heating. Mains water, draining to private septic tank.

#### **Wayleaves and Covenants**

Park Lodge is sold subject to and with the benefit of all existing rights, including rights of way, light, drainage, water and electricity and all other rights and obligations, easements and all wayleaves or covenants whether disclosed or not.



**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 correctness 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 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.

Particulars written: June 2025  
Photographs taken: May 2025