



SCHOOL MASTERS HOUSE
Kirklington, Bedale



GSC GRAYS
PROPERTY • ESTATES • LAND

SCHOOL MASTERS HOUSE

Bedale, North Yorkshire, DL8 2NG

An immaculately-presented period house formerly part of the village school, which has been modernised and renovated to a high standard, with the opportunity of full planning permission to extend.

ACCOMMODATION

This charming home has undergone modernisation and renovation throughout, both cosmetically and structurally, including wall insulation, new Air Source Heat Pump heating system and solar panels, to name a few.

Whilst improved, the property has been sympathetically decorated to highlight the attractive character features including exposed beams, Yorkshire sash windows, cornicing detail, vaulted ceilings, traditional-style doors and wood panelling.

There is deceptively spacious accommodation and the opportunity to slightly reconfigure the ground floor layout if desired, relocating the kitchen and building a two-storey extension, which would add a principal bedroom, with space for an en suite.

This lovely home also has the benefit of extensive gardens with views over open fields to the rear. It would be an ideal home for those looking for good access to road links within a highly sought-after village.



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Situation and Amenities

The village of Kirklington has its own public house, church and village hall.

The nearby market towns of Masham (7.6 miles), Bedale (8 miles) and Ripon (8.7 miles) offer a good range of amenities, including a wide variety of independent and national shops, several public houses, restaurants, GP practice, sports clubs, golf courses, supermarket and Swinton Estate and Spa at Masham.

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, Barnard Castle School, Aysgarth, Ripon Grammar School and York College.

The property is ideally located with great access links to both the A1 (M) for commuting across the region. It is also conveniently located close to the two East Coast Main Line railway stations at Northallerton and Thirsk, providing access to both north and south, including London Kings Cross in approximately 2 ½ hours.

Places of interest in the area include Fountains Abbey, Thorp Perrow Arboretum and Ripon Cathedral.





Accommodation

The entrance hall gives access to the ground floor accommodation and has a staircase to the first floor. An opening leads through to the stylish kitchen, which has light grey-fronted units, space for free-standing white goods and a door to a substantial reception room. Filled with light from the double doors leading out to the garden, this room is currently used as a dining area, however, we understand that the necessary wiring has been fitted to relocate the kitchen if desired. The current kitchen area would then hold potential to be converted into a utility/boot room.

The comfortable, light and spacious formal sitting room enjoys a dual aspect and a cast iron fireplace, with cupboards to either side.

To the first floor, there is a landing with exposed beams and doors to two good-sized double bedrooms, one of which benefits from fitted cabinetry. The principal bedroom has a vaulted ceiling and exposed beams whilst the second bedroom overlooks the garden, paddocks and open countryside.

The bathroom has also been refurbished and benefits from a free-standing rolltop bath, along with a separate shower cubicle.



Gardens and Grounds

The property has a low-maintenance walled and gravelled garden to the front, with a wrought-iron gate.

To the rear, there is a charming garden with fenced and walled boundaries. Steps lead down from the dining room to a gravelled seating area and onwards to a lawn with borders, a mature tree and low fencing to enjoy the views. There is the potential for further landscaping if desired.

We understand that there is power within the garden for those who would like external sockets and lighting.

Services and Other Information

Air Source Heat Pump heating, mains electric, water and drainage. The property also benefits from solar panels. We understand part of the sewer is shared with a neighbour.

The property is located within a Conservation Area.

Rights of Way

We understand that there is a right of access over the neighbour's driveway to gain access to both the property and the rear garden.

Owner's Insight

Our vendor describes this historic property as light, airy and elegant with period features, updated to modern standards and efficiencies. The south-facing garden enjoys elevated views across open countryside.

The property is set in a quintessential English village with a vibrant community and exemplary schools close by, with good commuting links.

Viewings

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

What3words: ///rezoning.grins.talents

Planning Permission

The property benefits from planning permission for a two storey extension to the rear. North Yorkshire Council. Reference: 20/00380/FUL

Tenure

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

Local Authority

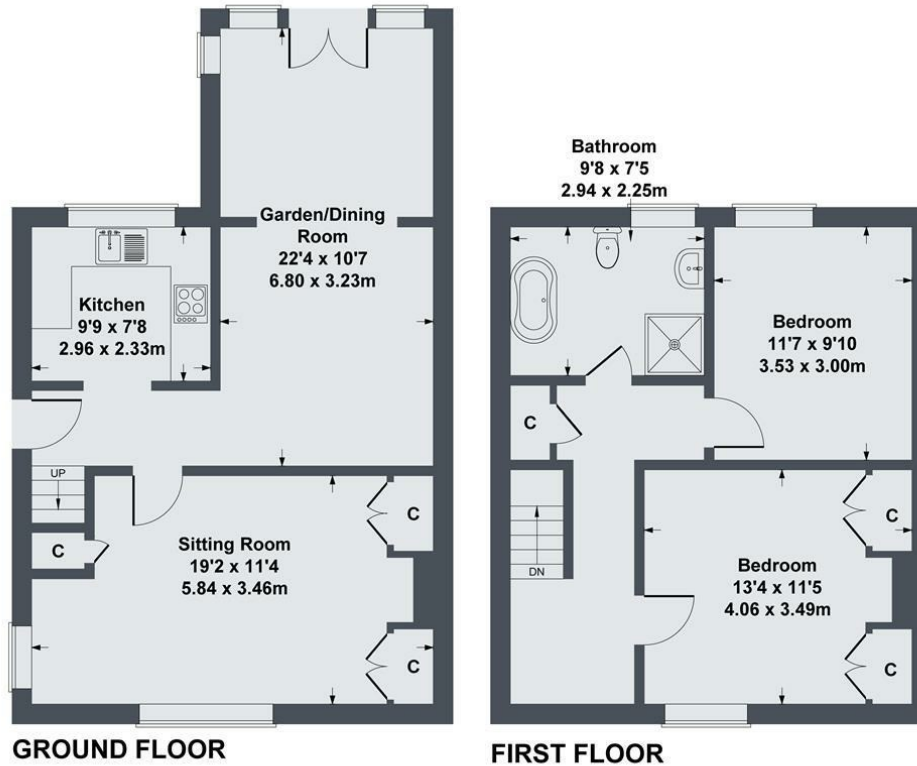
North Yorkshire Council. Council tax band B.

Particulars and Photographs

Particulars prepared and photographs taken October 2025.

School Master's House, Kirklington

Approximate Gross Internal Area
1055 sq ft - 98 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	86	
(69-80) C		
(55-68) D		
(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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