



ROSEVIEW BARN

Ings Lane, Snape, Bedale



ROSEVIEW BARN

INGS LANE, SNAPE, BEDALE, DL8 2TF

A SUBSTANTIAL BARN CONVERSION, DISCREETLY POSITIONED AND COMPLEMENTED BY A SUPERB COLLECTION OF OUTBUILDINGS INCLUDING A WORKSHOP AND STYLISH OUTDOOR OFFICE. SET WELL BACK FROM THE VILLAGE ROAD, THE PROPERTY IS SURROUNDED BY BEAUTIFULLY LANDSCAPED GARDENS EXTENDING TO APPROXIMATELY 0.5 ACRES.

Accommodation

Entrance Hall • Large, Open-Plan Living and Dining Kitchen
Utility and Boot Room • Large Living Room • Ground Floor Bedroom
Ground Floor Bathroom • Landing with Seating Area
Large Principal Bedroom with En Suite and Walk-in Wardrobe
Guest Bedroom with En Suite

Externally

Large Gravelled Driveway • Open Garaging with Twin Bays
Extensive Detached Workshop • Patio Gardens • Paddock / Orchard Area
Substantial, Private Rear Gardens Split into Formal and Relaxed Areas
Further Timber Outbuilding and Hen House • Polytunnel



GSC GRAYS

PROPERTY • ESTATES • LAND

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Situation and Amenities

Snape is an attractive, popular rural village just a few miles from the market town of Bedale. It has its own primary school, village hall, pub and a family-run business selling fresh fish, fruit and vegetables.

The village has a 15th - 18th century castle which is now privately owned and was once home to Catherine Parr, Henry VIII's surviving wife.

The nearby market towns of Bedale and Masham offer a good range of amenities, including a wide variety of independent and national shops, several public houses, restaurants, GP practice, sports clubs and 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 and Ripon Grammar School.

Bedale 3.4 miles, Masham 4.5 miles, Ripon 10 miles, Northallerton 12 miles, Harrogate 22.6 miles, York 37.4 miles, (please note, all distances are approximate). The property is ideally located with great access links to both the A1 (M) and A19 for commuting across the region and a mainline railway station at Northallerton.



Roseview Barn

This elegant and thoughtfully-designed barn conversion is beautifully positioned within the picturesque village of Snape. Set discreetly back from the road, the property enjoys a peaceful setting while offering generously proportioned accommodation throughout, providing considerable flexibility with annexe potential or, simply, a wonderful home with excellent, private ground floor space for guests.

Converted in 2008 to a high standard, the property seamlessly blends modern living with charming barn features. The accommodation comprises spacious open-plan areas, impressive vaulted ceilings, well proportioned bedrooms and modern bathroom suites, all presented to a high standard with quality fixtures and fittings throughout.

Upon entry, a practical entrance hall doubles as the utility and boot room, providing ample storage and hidden appliance space. Turning right into a hallway leads to a private, ground floor double bedroom and a modern bathroom which has been fitted with an oversized shower.

To the opposite side of the hallway, the inviting living room enjoys a cosy atmosphere, enhanced by a log burning stove, creating a light and airy feel.

To the rear, the standout open plan breakfast kitchen and dining area is flooded with natural light from expansive wall to wall windows, offering attractive views across the garden. The kitchen is well appointed with modern units, integrated appliances and a substantial central island, ideal for both everyday living and entertaining.

The first floor provides two further double bedrooms. The principal bedroom spans the full width of the property and benefits from a walk in wardrobe and a luxurious en suite bathroom featuring a separate bath and walk in shower. The second bedroom is also generously sized and includes a free standing bath along with a separate w.c.



Externally

The property is approached via wide gated access, leading to a spacious gravelled driveway with excellent parking provision and onwards to a handsome timber two bay carport. Above the carport is a highly useful home office, ideal for remote working.

The gardens are a particular feature extending to approximately 0.5 acres in total. There is a large patio immediately adjacent to the kitchen, ideal for social gatherings or sunny afternoons, opening up beautifully onto a mix of relaxed areas, including a well established vegetable garden, polytunnel and a small paddock: ideal for hens and small livestock or for use as an orchard or additional garden space for the family

The extensive workshop, fitted with double timber doors, is ideal for professional or hobbyist activities and, at nearly 9 metres in length, offers ample space for craft use or storage. This is perfectly complemented by a further timber outbuilding part way along the garden, ideal for use as a garden equipment store or henhouse.

Tenure

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

Viewings

Strictly by appointment with GSC Grays - T: 01748 829 217.

Local Authority

North Yorkshire Council. Council tax band E.

Services

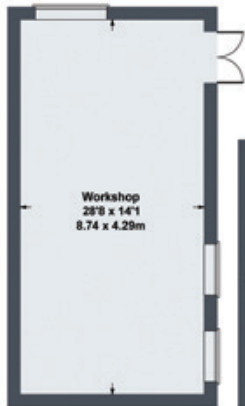
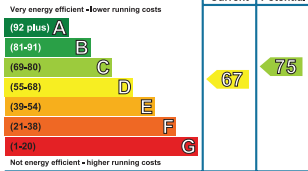
Mains electricity and oil-fired heating. Mains water and drainage.

Wayleaves and Covenants

Roseview Barn 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, obligations, easements and wayleaves or covenants, whether disclosed or not.



Energy Efficiency Rating



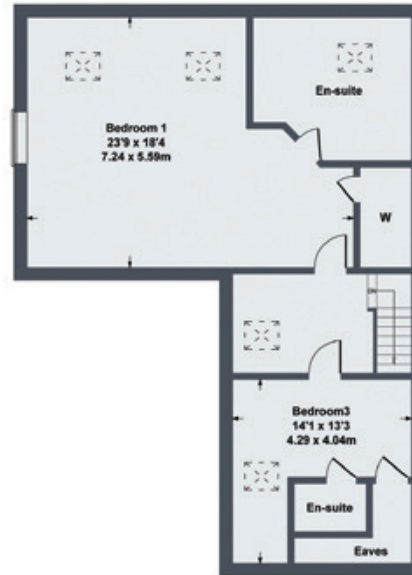
OUTBUILDING



EXTERNAL OFFICE WITH DOUBLE CARPORT UNDER



GROUND FLOOR



FIRST FLOOR

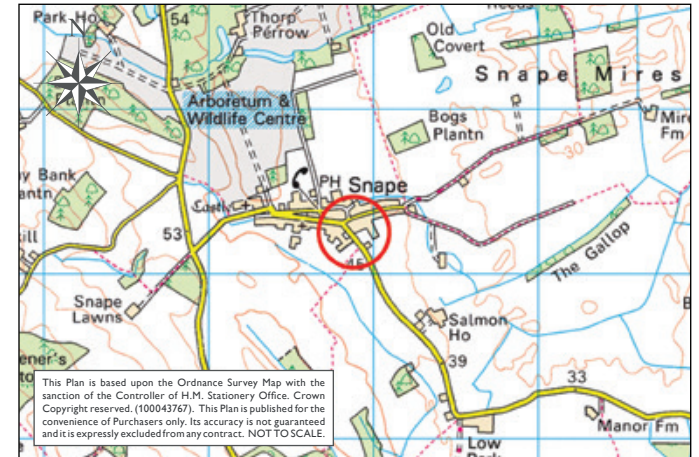
Roseview Barn, Ings Lane Snape, Bedale, DL8 2TF

Approximate Gross Internal Area
2680 sq ft - 249 sq m

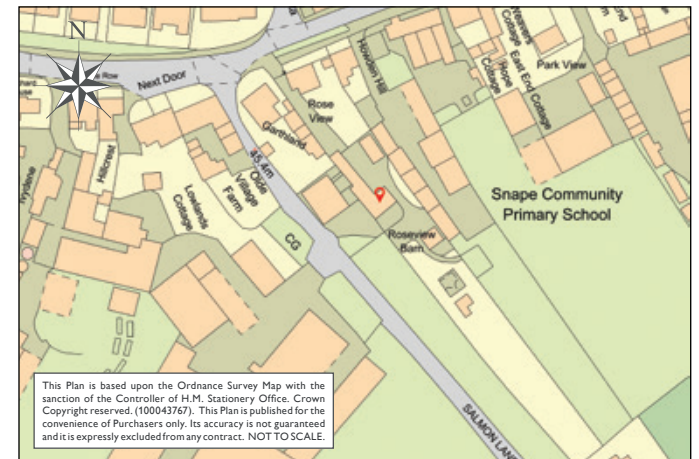
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2026



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Particulars written: April 2026

Photographs taken: April 2026