



GSC GRAYS

TYLEHURST

Bedale, North Yorkshire

TYLEHURST

Exelby Road, Bedale, North Yorkshire, DL8 2EU

*Bedale 1.5 miles; Northallerton 10 miles; A1 Interchange 3 miles;
Thirsk 10 miles; Ripon 10 miles; Teesside 25 miles
(Distances Approximate)*

OCCUPYING A SUPERB POSITION IN OPEN COUNTRYSIDE JUST OUTSIDE THE MARKET TOWN OF BEDALE, THIS SUBSTANTIAL PERIOD FAMILY HOUSE OFFERS SIX BEDROOMS TO THE MAIN HOUSE TOGETHER WITH A SELF-CONTAINED ANNEXE WITH ITS OWN KITCHEN AND SHOWER ROOM. WITH NO ONWARD CHAIN.

MAIN HOUSE

Entrance Hall • Living Room • Reception Room
Garden Room • Conservatory • Breakfast Kitchen • Utility Room
Ground Floor Bedroom with Adjacent Shower Room
Five First Floor Bedrooms • Family Bathroom

SELF-CONTAINED ANNEXE

Kitchen • Sitting Room • Bedroom • Shower Room

EXTERNALLY

Private Driveway & Parking • Gardens • Garage

Extending in all to approximately 0.53 acres



GSC GRAYS

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

01748 829 217

richmond@gscgrays.co.uk

GSCGRAYS.CO.UK





SITUATION

Bedale 1.5 miles. Northallerton 10 miles. A1 Interchange 3 miles. Thirsk 10 miles. Ripon 10 miles. Teesside 25 miles. Please note all distances are approximate.

Tylehurst stands well within open countryside just outside the popular village of Exelby and the market town of Bedale, conveniently placed to the west of the A1 and therefore well positioned in relation to Teesside, Newcastle, Leeds and York. It also lies within easy reach of the Yorkshire Dales National Park.

THE PROPERTY

Nestled in open countryside on the edge of Bedale, Tylehurst is a charming period house that has been thoughtfully extended over the years to provide excellent, flexible family accommodation. Beyond the six bedrooms of the main house, the property now benefits from a self-contained annexe with its own kitchen and shower room — ideal for multi-generational living or guest accommodation.

The flexible layout spans two storeys and includes a light-filled conservatory and garden room, living room, a separate reception room, and a ground floor bedroom with adjacent shower room, offering genuinely adaptable accommodation for a growing family or those wanting space to spread out.

This is a home that combines period character with real day-to-day practicality, set within its own grounds in a peaceful rural position, yet within easy reach of Bedale and the wider road network.



ACCOMMODATION

The living room is a well-proportioned room connecting through to the reception room and beyond to a conservatory enjoying views over the gardens. A further garden room runs alongside, providing additional relaxed living or entertaining space with garden access.

The breakfast kitchen sits at the heart of the house, with a useful under-stairs storage area. It connects through to a generous utility room, which itself houses an airing cupboard and gives access to the stairs and rear hall.



To the ground floor, there is a well-proportioned bedroom with a shower room adjacent, offering flexibility as a guest suite or for multi-generational living.

Stairs rise to the first floor, where five further bedrooms are arranged around a central landing, all served by a family bathroom.

THE ANNEXE

Attached to the main house, and accessed via the utility room, the annexe provides first-class self-contained accommodation comprising a fitted kitchen, a shower room, a bedroom and a particularly generous sitting room with its own external door. This arrangement lends itself perfectly to multi-generational living or additional guest accommodation independent of the main house.

EXTERNALLY

Tylehurst is approached via a private driveway providing ample parking for numerous vehicles. The gardens extend to approximately 0.53 acres in total and include lawned areas, a patio, mature trees and established planting. The extensive gardens are principally laid to lawn with mature trees, shrubs and bushes.

Parking

The property features off-street parking suitable for numerous vehicles as well as a garage with double wooden doors, roof storage, electric supply and side personnel door.

GENERAL INFORMATION

Tenure, Local Authority & Council Tax

The property is offered freehold with vacant possession upon completion.

Hambleton District Council. For Council Tax purposes the property is banded E.

Private Drainage

A specialist inspection has identified a required downstream drainage upgrade, with a contractor's quotation of £14,949.60 including VAT available. The sellers will contribute up to £14,949.60 towards the cost of the required works, with the contribution limited to the actual cost incurred. This can be dealt with by solicitor retention or an equivalent purchase price adjustment, subject to the purchaser's lender requirements.



Services

Mains water and electricity. Drainage is to a septic tank. Full LPG-fired central heating.

Wayleaves, Easements & Rights of Way

The property is sold subject to and with the benefit of all existing rights, including rights of way whether public or private, light, drainage, water and electricity supplies, and all other rights, obligations, easements, quasi-easements and wayleaves or covenants, whether disclosed or not.

Boundaries

The Vendors will only sell such interest (if any) as they have in the boundary fences, ditches, walls and hedges and other boundaries separating this property from other properties, and these do not necessarily belong to them.

CONDITIONS OF SALE

Anti-Money Laundering

Should a purchaser(s) have an offer accepted on a property marketed by GSC Grays they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £37.50 plus VAT (£45.00 inc VAT) per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Areas, Measurements & Other Information

All areas, measurements and other information have been taken from various records and are believed to be correct, but any intending purchaser(s) should not rely on them as statements of fact and should satisfy themselves as to their accuracy.

Viewings

Strictly by appointment with GSC Grays - T: 01748 829217.



Annexe



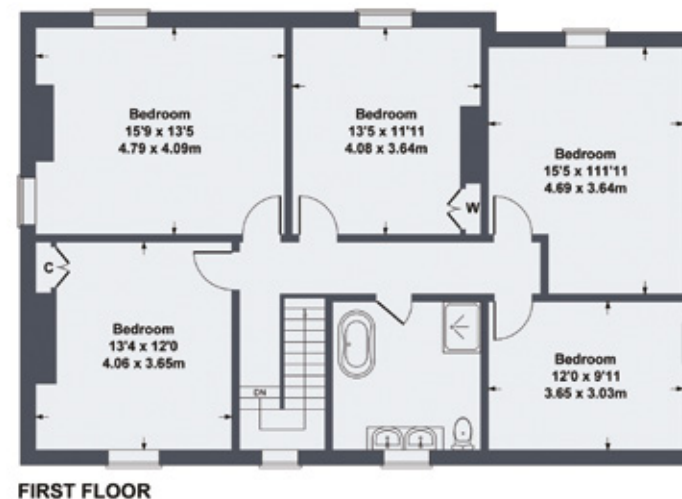
Annexe



Annexe



Annexe



Tylehurst, Bedale

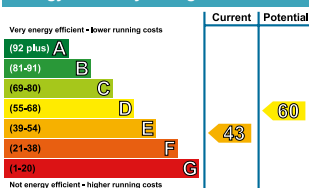
Approximate Gross Internal Area
3003 sq ft - 279 sq m

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

Energy Efficiency Rating



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. Particulars written: September 2026. Photographs taken: September 2026.