

Red Barn

Wycar, Bedale, DL8 1ER



Red Barn is a charming double fronted Cottage in the middle of this sought after Market town. It has 2 double bedrooms and two bathrooms with a large wonderful open plan sitting/kitchen/dining room. It would make the perfect investment property.

Masham 6 miles, Ripon 13 ½ miles, Harrogate 27 miles, York 37 miles, Darlington 20 miles, A1 2 ½ miles, Northallerton Train Station 8 ½ miles.

GUIDE PRICE
£249,000



The House

Red Barn is a pretty, double fronted red brick cottage situated in the middle of the highly sought-after Market town of Bedale. The house has well-proportioned rooms and is sold in very good order. Downstairs there are two double bedrooms with an en-suite bathroom to the master bedroom and a family shower room which also has space and plumbing for a washing machine. On the first floor, making the most of the views there is a great open plan sitting/dining/kitchen room. This is a delightful room with wood flooring, exposed beams and full of light. There is a wood burning stove in the fireplace with wooden shelves either side. The kitchen area is well planned with excellent base level units and ample work surfaces with shelving above and a breakfast bar. There is a range style gas cooker and an integrated dishwasher and space for a fridge/freezer. There is a good dining area with room for a large table. All in all this is a wonderful and very spacious and light room. A door leads out to the roof garden terrace.

Outside

There is a small garden area to the side of the house and a great first floor roof terrace leading from the reception space. This deck area provides the perfect space to relax. Parking is provided in the car park.

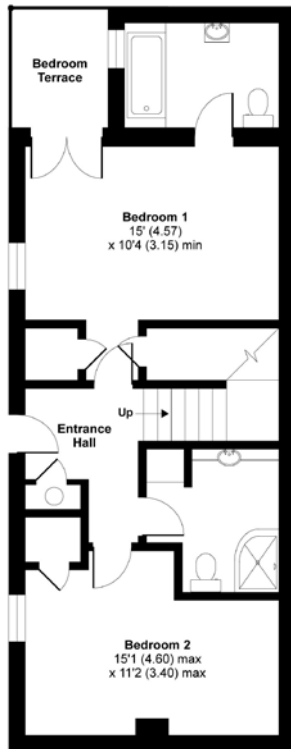
Location

The property is situated in the centre of Bedale. The town has wealth of amenities which include a primary and secondary school, public houses, independent shops and small supermarkets for daily needs. There is also a leisure centre and a sports field and a market every Tuesday. Bedale has excellent access to the A1/M1 for travel further afield as well as Northallerton Railway station providing access to the National Rail network. Leeds/Bradford and Durham/Tees Valley airports are also within an hours drive. There are many local attractions including the Wensleydale Steam Railway and The Bedale Golf Club with many scenic walks and country pursuits in the local countryside.

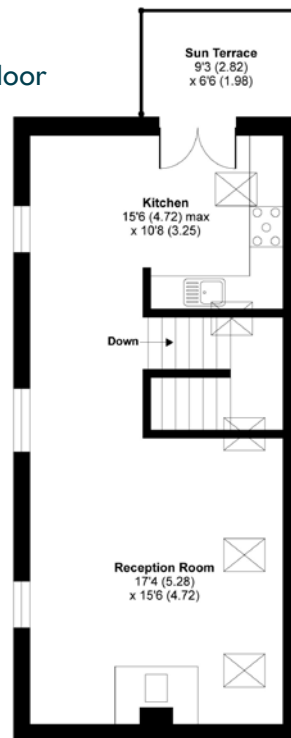


FLOORPLANS

Ground Floor



First Floor





Services

Mains water, electricity, gas and drainage.

Council Tax

Council tax is payable to Harrogate District Council.

Tenure and Possession

The property is offered for sale freehold and with vacant possession upon completion.

Directions

As you come into Bedale carry on down the High Street, heading towards the Church and when you get to the market Cross at the crossroads (by Barclays bank) turn left into The Wynd. Carry on down the road for 200 meters and turn left at The Methodist Church. Carry on down this one-way road for approximately 200 meters. As the road swings around to the right turn left into The Dragon and Horses car park. This is where you can park your car and Red Barn is found at the top of the car park after the row of cottages on the right.

Viewing

Strictly by prior appointment through Giles Edwards Yorkshire Property Ltd, Tel: 01765 688 353.

Energy Performance

Full certificate available on request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Important Notice

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Measurements and other Information

All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.