

# The Vicarage

Well, Bedale, North Yorkshire, DL8 2PX



The Vicarage was built around the beginning of the early 1900's on the edge of this much sought after village. Overlooking The 13th Century Church and with far reaching views up to The Hambleton Hills and The North York Moors, this family home comes to the market with 4 reception rooms and 7 bedrooms as well as 4 bath/shower rooms and a separate staff cottage with numerous outbuildings and a stable yard with 4 stables and various store sheds. The gardens are a special feature of the house wrapping around on three sides and forming many special areas with formal lawns, vegetable and fruit garden and an abundance of fruit trees and many varieties of roses.

Masham 3 miles, Bedale 5 miles, A1 6 ½ miles, Northallerton Train Station 12 miles. Mainline trains from Northallerton to London 2hrs 29mins, Manchester Airport 2hrs 13mins, York 20mins and Edinburgh 2hrs 17mins. All distances are approximate.

**GUIDE PRICE**  
**£1,350,000**



**Accommodation and Amenities:-**

**Main House** Large entrance hall. Drawing room. Sitting room. Dining room. Large Kitchen/breakfast/family room. Boot room. Cloakroom. Laundry room. Cellar. Larder. 5 bedrooms on the first floor with 3 bath/shower rooms. Further 2 bedrooms, study and bathroom to the second floor.

**Cottage** Sitting room. Kitchen. Bedroom. Bathroom.

**Outside** Walled garden. Vegetable/fruit garden. Boiler room. 2 stables. Stable yard with 2 stables, feed store, large store shed, timber store shed and open machinery store. In all just over 5 acres.

The Vicarage is approached along a rising gravel drive arriving at the front door with space to park several vehicles. Steps lead up to a covered entrance with a garden store to one side and doors leading to the vestibule and a further store room. Double doors lead into the Entrance hall with doors leading off to the main reception rooms and steps down to the cellar via a trap door.





Drawing room. Light room with high ceilings, picture rail and open fireplace with marble slips, hearth and surrounds and wooden mantelpiece. Bay window with views over the garden and a set of French doors leading out to the garden. Sitting room, with an open fireplace with granite slips, hearth and surrounds with wooden mantle piece with dwarf cupboards either side and book shelves above, dado rail with wooden panelling below. French doors lead out to the garden.

Dining room, this is a great entertaining room being well proportioned and double aspect with a large open fireplace with stone surrounds and hearth and wooden mantelpiece and a service door to the rear hall and kitchen. Rear hall with Cloakroom with pedestal wash handbasin and low level WC.







Stairs lead from the hall to the first floor landing with doors off to various bedrooms.

The master bedroom has far reaching views up to the Hambleton Hills and beyond. Bedroom 5 is next door and doubles up as a dressing room with a bathroom on the other side.

There are a further 3 double bedrooms on the first floor with a further 2 bath/shower rooms. Stairs lead to the second floor with a landing area with a large eaves storage cupboard. There is a double bedroom off the landing and a family bathroom as well as a wide passageway used as a study and further double bedroom beyond.





## Outside

The walled gardens of The Vicarage are a delight. They have many facets with lawned areas, well stocked borders, rose lined walk, rabbit proof vegetable garden with fruit cage, mature trees and an abundance of fruit trees with apples, pears, plums, figs to name a few.

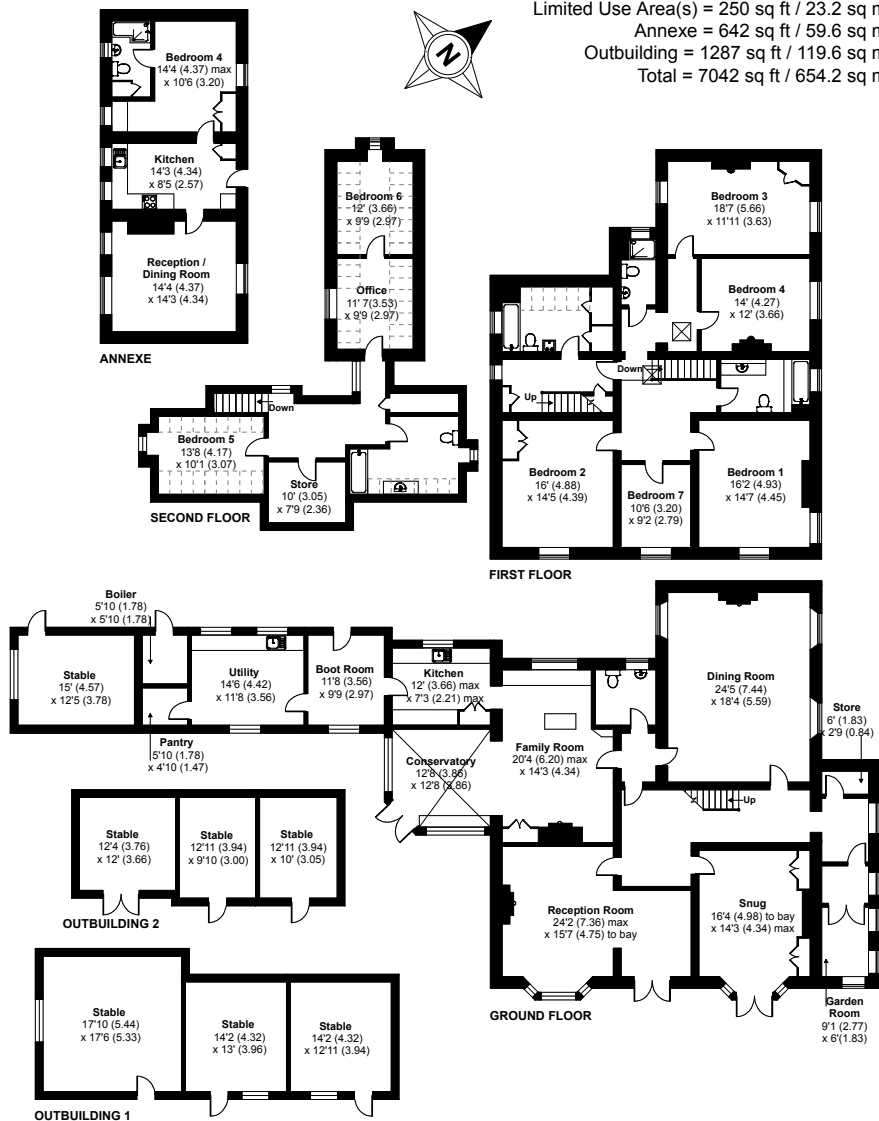




FLOORPLANS

Bedale Road, Bedale, DL8

Approximate Area = 4863 sq ft / 451.8 sq m  
 Limited Use Area(s) = 250 sq ft / 23.2 sq m  
 Annexe = 642 sq ft / 59.6 sq m  
 Outbuilding = 1287 sq ft / 119.6 sq m  
 Total = 7042 sq ft / 654.2 sq m





### Location

The Vicarage is set in glorious countryside on the edge of the small village of Well. The village takes its name from St. Michael's well which is one of the many springs that feeds the village beck. This attractive small village in North Yorkshire is situated between Snape, Bedale & Masham with good links to the A1 and the larger county town of Northallerton. Well is a delightful village and has a great village community as well as a good local pub (The Milbank Arms) and a Grade 1 listed Church.

Masham and Bedale are both popular market towns each with a bustling Market Place offering a variety of shops, services, pubs, restaurants, doctors surgery and a golf course. There is an active local community and the towns also have an excellent primary school and nursery and there are several top Private and State schools close by. The countryside around Well offers delightful riding and walking opportunities and has many local attractions including the racecourses of York, Ripon, Catterick and Wetherby which are all close by.







### Services

Mains water, electricity and private drainage.

### Local Authority

Council tax is payable to Yorkshire Council. The cottage is band "A".

### Tenure and Possession

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

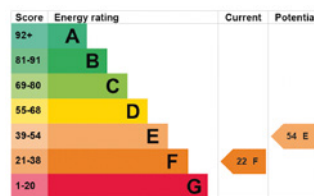
### Viewing

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

### Energy Performance

EPC rating is F for both the Vicarage and the Annex, further details are available on request.

#### The Vicarage



#### The Annex



### Important Notice

Giles Edwards Yorkshire Property for themselves and for the vendor of this property, whose agents they are, give notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Giles Edwards Yorkshire Property has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Giles Edwards Yorkshire Property, nor enter into any contract on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.

### 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.



4 Market Place, Masham, North Yorkshire, HG4 4EB  
 Tel: 01765 688 353 Email: info@geyp.co.uk  
 www.geyp.co.uk