

I Mowbray Hill Cottage

Well Road, Well, Bedale, North Yorkshire, DL8 2QJ



A Semi-detached cottage in need of some updating with 3 bedrooms and a large garden on the edge of the sought after village of Well with far reaching views over the surrounding countryside.

Masham 3 miles, Bedale 5 miles, A1 6 ½ miles, Northallerton Train Station 12 miles. All distances are approximate.

GUIDE PRICE
£235,000



The house is entered via a path to the front door. Hall with door leading off to the sitting room. This is a double aspect room with an open fireplace with a log burner with a back boiler for the hot water and central heating in situ (no tests have been carried out). Kitchen with base and eyelevel unit with work surfaces with a single drainer; single bowl sink unit with plumbing under for a dishwasher or washing machine, space for an electric cooker and fridge. There is also a larder cupboard under the stairs with a stone store shelf and further wooden shelves. Bathroom with panel enclosed bath with fixed shower head over; pedestal wash hand basin and low level WC.

First floor:- Small landing with doors off. Bedroom 1, double aspect room. Bedroom 2 with airing cupboard housing the hot water tank and views over the front garden and loft hatch to roof space. Bedroom 3 with views over the rear garden and fields beyond.

Outside

At the front of the house the garden is laid to lawn with a path to the front door. The garden continues around the side of the house and is a great feature being a very good size. Rear garden continues from the side garden and has a path to the rear door and to the off-street parking area with a wooden lean-to garage and further wooden chicken shed and run. There is also a further wood store shed for dustbins and a brick coal shed by the back door. The views from the gardens are far reaching over the fields and beyond. There is a rear drive leading to the lean-to garage, off-street parking and to the Well Road.

Location

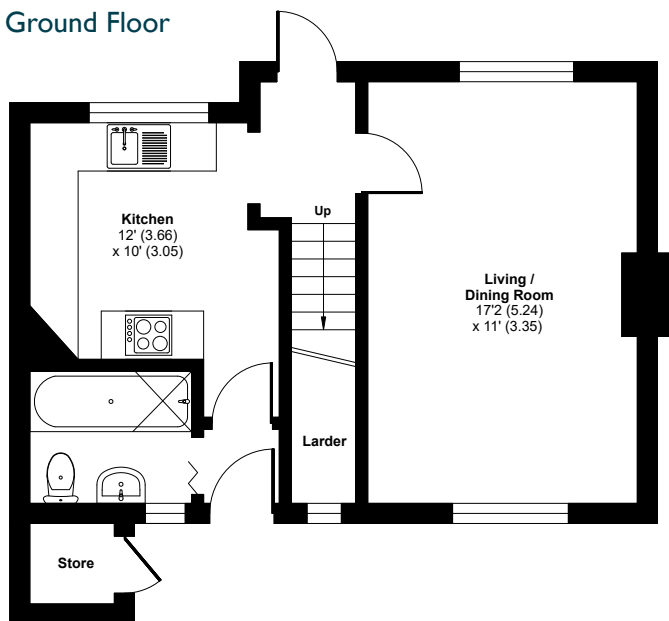
The house is situated on the edge of the delightful village of Well with an excellent local pub (The Milbank Arms) and a charming 14th Century Grade I listed Church. The village has a great local atmosphere and is a short distance from the market town of Bedale with its excellent array of shops for day to day living as well as a local supermarket, butchers, excellent Doctors and Veterinary surgery and a regular market. There are also a number of good local pubs and restaurants serving a number of different cuisines. The A1 is just over 6 miles away allowing for access to the major towns and businesses of the North East. The railway station at Northallerton is approximately 12 miles away and provides excellent access to the National Rail Network with direct links to London Kings Cross and Edinburgh. There are good local schools within easy reach and a bus service to most local schools.

The racecourses of Ripon, Thirsk, Catterick and York are all within easy distance. The countryside around Well offers delightful riding and walking opportunities and has many local attractions including Swinton Castle with its excellent restaurants and Spa.

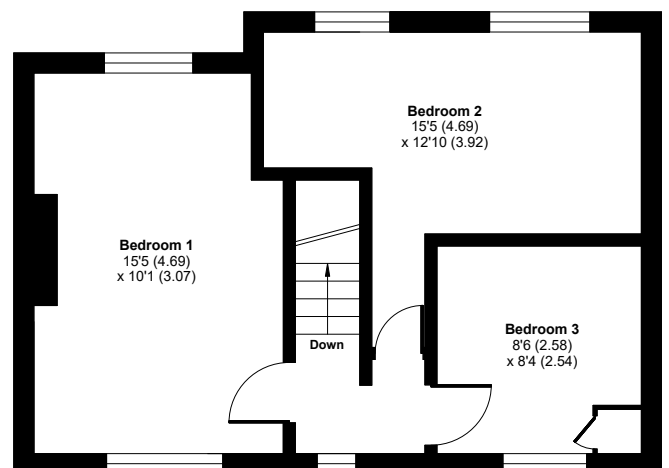


FLOORPLANS

Ground Floor



First Floor





Services

Mains water, electricity and private drainage.

Council Tax

Council tax is band “C” and payable to Yorkshire Council

Tenure and Possession

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

Directions

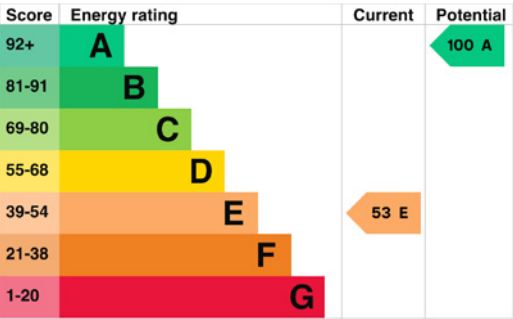
From the A1 follow signs to Masham and carry on through the village of Nosterfield on the B6267. At the crossroads just outside Nosterfield turn right to the village of Well. I Mowbray Hill Cottage will be the first cottage on the left but the drive is just past Mowbray Lodge Cottages on the left with a sign to Mowbray Hill Farm. Carry on down this drive for 30 meters and turn left onto the rough drive to the back of I Mowbray Hill Cottage.

Viewing

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

Energy Performance

EPC rating is “E” (valid until 4.8.2028). Further details are available on request.



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.