

High Ash Bank

Fearby, nr Bedale, North Yorkshire, DL8 1RD



An outstanding, small Country Estate ringfenced by its own land of approximately 32 ½ acres with an array of outbuildings and delightful gardens approached via a long private drive giving seclusion and privacy to this loving restored family home.

Bedale 1 mile, Masham 5 miles, Harrogate 24 miles, York 39 miles, Leeds 51 miles, Newcastle 55 miles, A1 3 miles, Northallerton Train Station 9 miles (Kings Cross in just over 2 hours and 20 mins). All distances/times are approximate.

GUIDE PRICE
£3,250,000



High Ash Bank is a spectacular family home, loving restored a few years ago. It has sprawling gardens down to the fields and a delightful walled vegetable garden with a surrounding courtyard of stables, tool sheds and store rooms. Of particular note is a two story brick barn that would be ripe for conversion into a separate dwelling or a spectacular entertaining barn. There are an abundant array of farm buildings to provide stables, shelters, foaling boxes and machinery stores as well as storage for car collections etc.

Reception Hall, Drawing room, Sitting room, Dining room, Kitchen/breakfast room, Master bedroom suite with dressing room and en-suite bathroom, 5 further bedrooms and 3 bathrooms (3 en-suite). Utility room, Boot room, Larder, 2 Cloakrooms, Boiler/security room.

High Ash Bank is approached along a long private drive to a large gravel parking area in front of the house. Front door leads to an opulent reception hall with a cantilever staircase and large fireplace. Drawing room is a double aspect room with an open fireplace and double French doors leading to the garden. The sitting room situated off the kitchen with views over the garden and with a wall fitted log burner in situ.



The dining room/conservatory is a delightful room and runs off the kitchen with commanding views over the garden. Double French doors lead directly onto the dining terrace which in turn leads back into the kitchen via another set of double French doors. The Kitchen/breakfast room is the heart of the house. There is an excellent range of base and eyelevel units and Island all hand built by renowned local crafts men at Dixon Cowton Kitchens. There are double French doors to the dining terrace, a 4 oven electric Aga, integral dishwasher, electric oven and hob unit. Leading off the kitchen there is a walk in larder with stone and wood shelving. The rear hall has doors to the utility/ironing room, boot room and cloakroom as well as to the rear courtyard and parking area.





The first floor is accessed from the reception hall via the curving staircase to a large landing area with doors off. The master bedroom suite is a large double aspect room and is open to the roof with beautiful beams. A door leads through to the dressing room with hanging, drawers and shelving. A second door leads to the en-suite bathroom with a central roll top bath, walk-in shower and wash basin set in a vanity unit with cupboards either side and drawers and cupboard below. Bedroom 6 is next to the master bedroom and could make a second dressing room if required. There are a further 4 bedrooms and 3 bathrooms (2 en-suite) with the family bathroom able to be shut off to form a third en-suite if needed. All bedrooms are good size doubles with far reaching views over the gardens and fields beyond and most have built-in wardrobes.





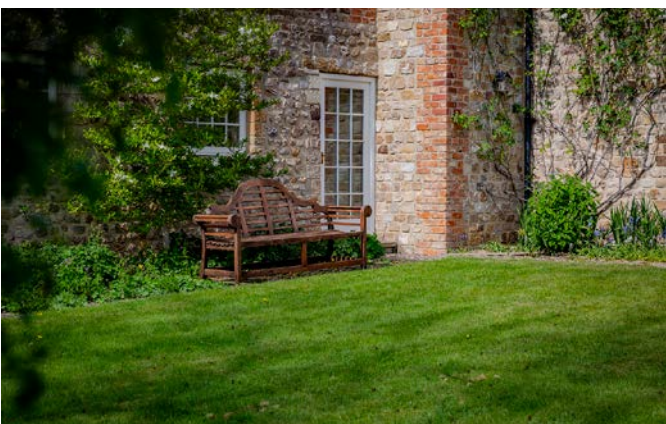
Outside

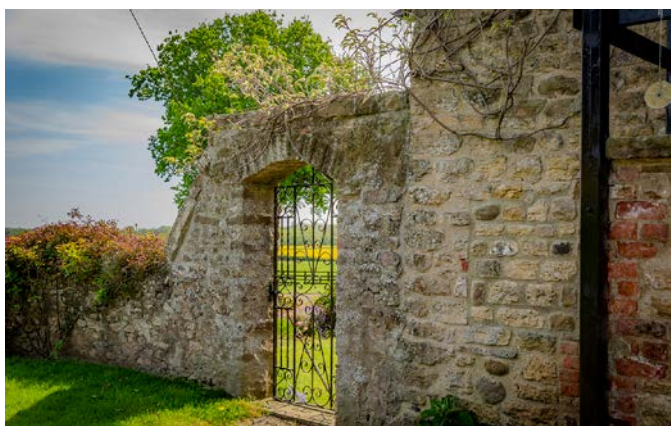
The outside of High Ash Bank is where this house really starts to sing. The gardens and beautifully laid out with planted borders containing mature roses, shrubs, bushes and many different flower species. There is an orchard tucked away in one corner and dwarf hedges form formal walkways and mature hedging surrounds much of the garden. Gates lead to the fields and also to an exquisite walled vegetable garden with raised beds and set in a courtyard with stables, tool sheds and general stores. Of particular note is an old brick barn that has had the roof raised and could form a separate two story house or a magnificent party barn with kitchens, dance floor and plenty of room for tables (subject to the usual planning laws etc.). There are a plethora of outbuildings to form stables, foaling barns, machinery store and car garaging to your hearts content as well as covered stock yards. At the rear of the house there is a courtyard with stables, log store, tool shed and garages with a stone staircase leading to a large open office room above the 2 garages.

The fields and paddocks that ringfence High Ash Bank run to just over 32 acres and are laid to grass. There are water troughs to all of the paddocks and water feeders to the barns. Drainage is to a private system and the farm payments are in hand as are the sporting rights.



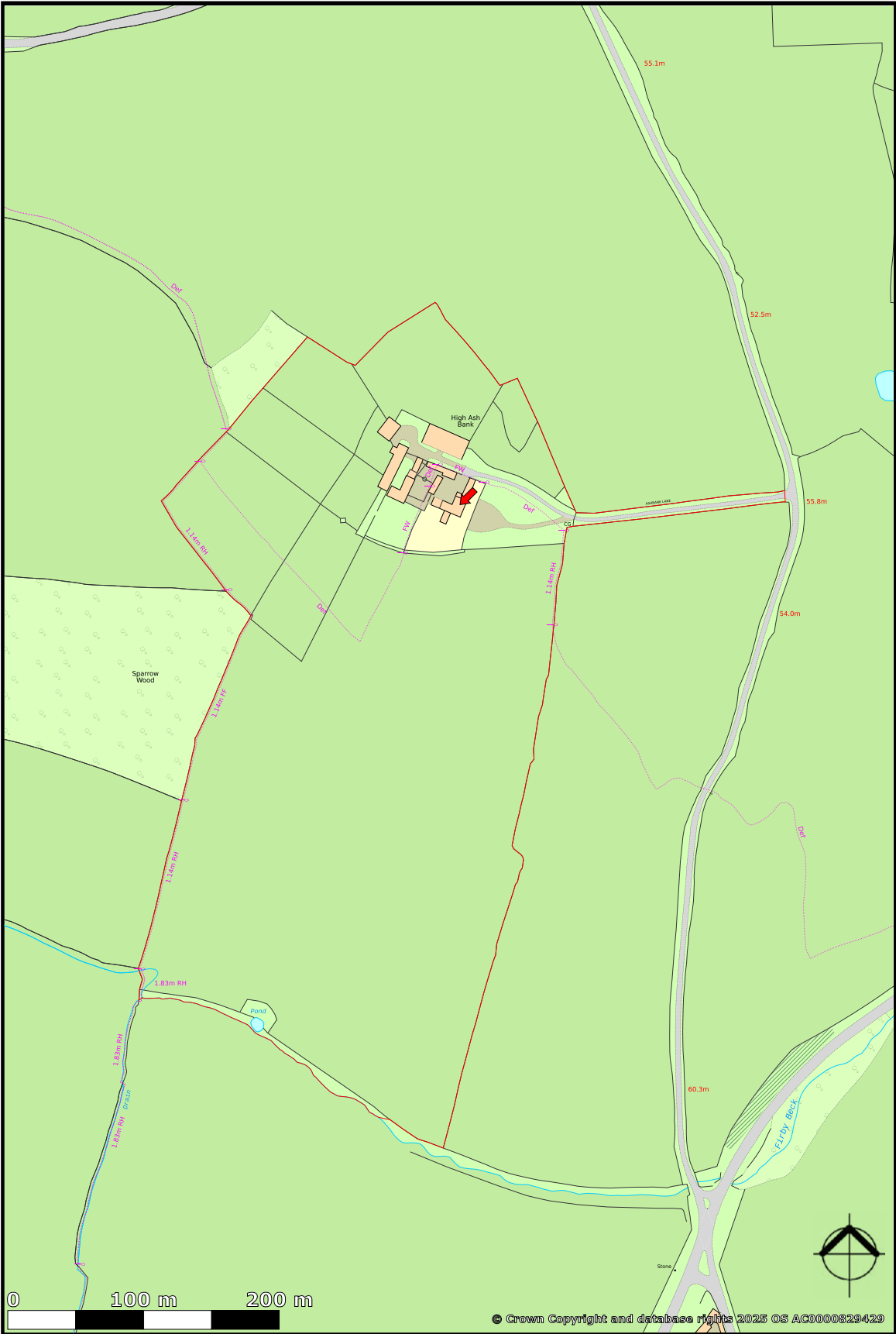






Location Map

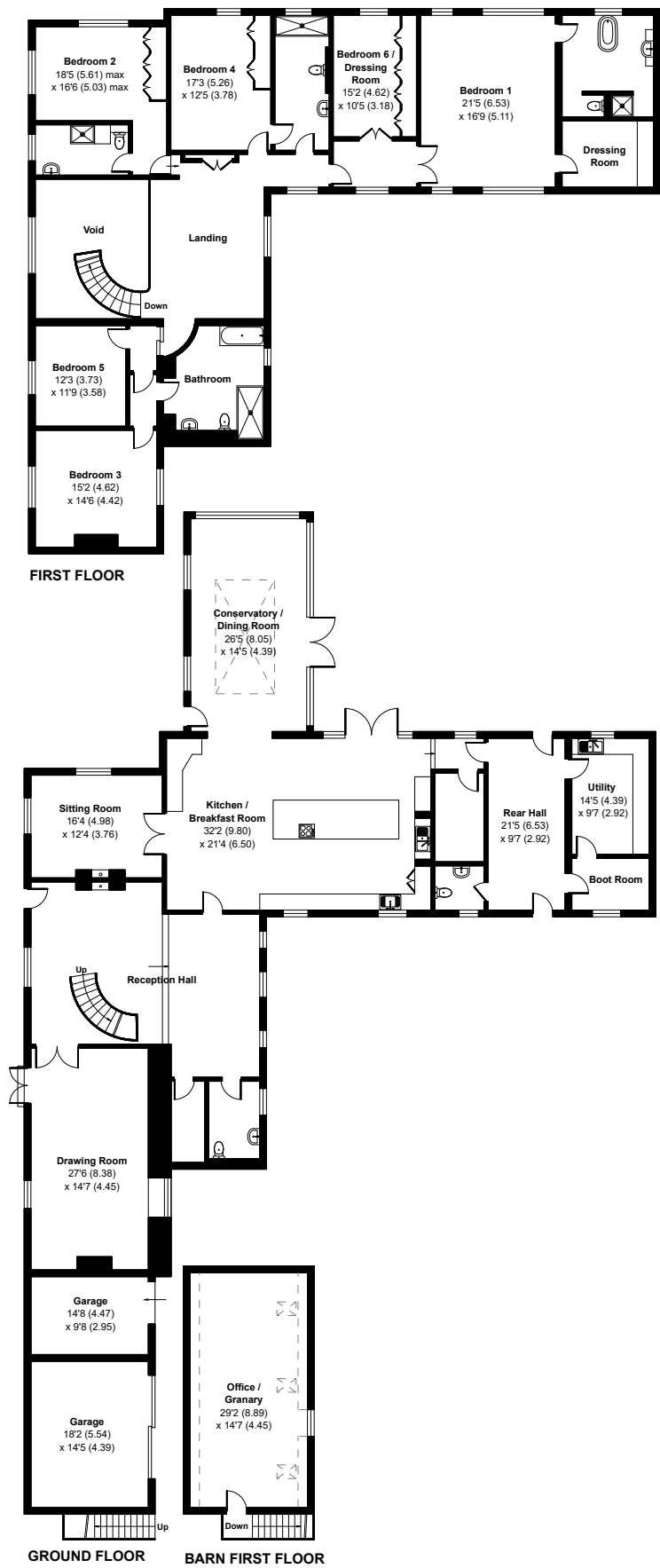
32.49 acres
(13.15 hectares)

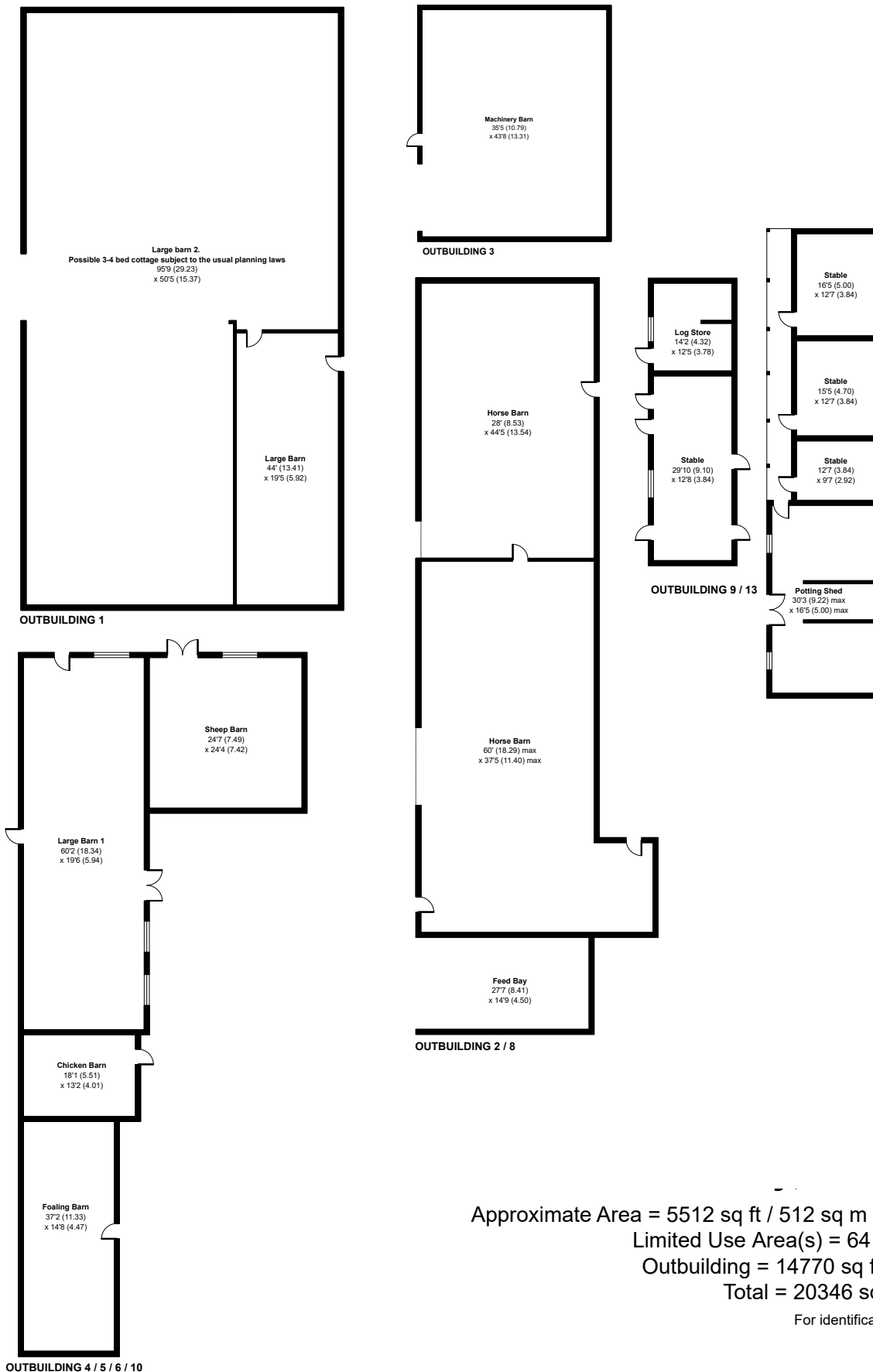


created on edozo

Plotted Scale - 1:5,000

Floorplans





Approximate Area = 5512 sq ft / 512 sq m (excludes void)

Limited Use Area(s) = 64 sq ft / 5.9 sq m

Outbuilding = 14770 sq ft / 1372.1 sq m

Total = 20346 sq ft / 1890 sq m

For identification only - Not to scale



Services

Mains water, electricity and private drainage.

Local Authority

Council tax is band "G" and payable to Yorkshire Council.

Tenure and Possession

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

Directions

From the Market town of Bedale head out on the B6268 to Masham. After about ½ a mile take the turning on the right to Crakehall and Richmond. Carry on this road for about 300 meters and take the drive on your left signed "High Ash Bank".

Viewing

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

Energy Performance

EPC rating is D. 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.