

Mill Farm

Snape, nr Bedale, North Yorkshire, DL8 2RS



A private, small Country Estate ring fenced by its own land of just over 26 acres approached via a long private drive giving seclusion and privacy to this 4 bedroom family home with 2 large farm buildings and 2 stone stable blocks as well as the added bonus of a large 2 bedroom barn conversion cottage, perfect for an annex or holiday let.

Bedale 4 miles, Masham 6 miles, Harrogate 22 ½ miles, York 37 miles, Leeds 49 miles, Newcastle 59 miles, A1 5 ½ miles, Northallerton Train Station 12 miles (Kings Cross in just over 2 hours and 20 mins by train). All distances/times are approximate.

GUIDE PRICE
£1,950,000



Mill Farm is beautiful situated down a long drive and ringfenced by its own land. It offers seclusion and privacy and yet is a 5 minute walk from the village with all it has to offer. The main house was built around 25 years ago and the guest cottage was converted around 6 years ago. There are 2 rows of original stone stables and a couple of large farm buildings that have been used as stabling and machinery stores. The property is ideally set up for equestrian duties but would lend itself to most aspects of the countryside. There is also a large outdoor arena and useful horse walker.

The Main House

Reception Hall, Sitting room, Dining room, snug, Kitchen/ breakfast room, Utility/boot room, downstairs W/C, Master bedroom suite with en-suite shower room, 3 further double bedrooms and family bathroom.

The Guest Cottage

Reception hall, sitting room, kitchen/dining room, utility room, downstairs W/C and shower room, 2 double bedrooms, 2 bathrooms (1 en-suite) and a landing study area.

Mill Farm is entered via the front door into a spacious hall with wooden floor. Rooms lead off to Sitting room with an open fireplace, cast iron grate and a wooden mantle piece and surrounds. Door to the office/playroom. The dining room is a



double aspect room with wooden floor, views over the front garden and a door leading to the garden itself. The Farmhouse kitchen is the heart of the house with wooden floors, ample base units with granite worksurfaces incorporating a sink unit and dishwasher. There is an oil fired Aga and door out to the garden. Further door leads into a boot room/utility room with a large larder/store cupboard, a separate WC and door to the outside. Upstairs there is a spacious landing with 4 double bedrooms leading off it. All bedrooms are a good size and have a double aspect with views over the gardens and fields beyond. The main bedroom has an en-suite shower room and there is a spacious family bathroom with a bath and separate shower unit.



Mill Farm Cottage was converted from a barn some 6/7 years ago and provides a very comfortable annex/rental cottage with full underfloor heating to the ground floor. Front door leads into a spacious hall with a door to a downstairs WC and shower room. The sitting room is a double aspect room with a corner fireplace with a log burner in situ. The kitchen/dining room is a good size with ample base and eyelevel units with granite worksurface incorporating a sink unit, electric oven with an electric hob and extractor fan above. A door leads off into the utility room and further door leads to the outside. Upstairs there is a spacious landing with a study area. There are 2 double bedrooms and 2 bathrooms. The main bedroom has an en-suite bathroom and the second bedroom has it's own shower room.



The Guest Cottage



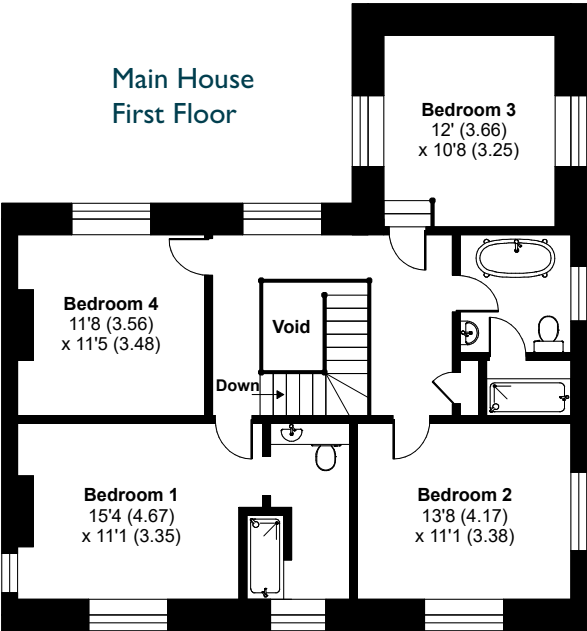
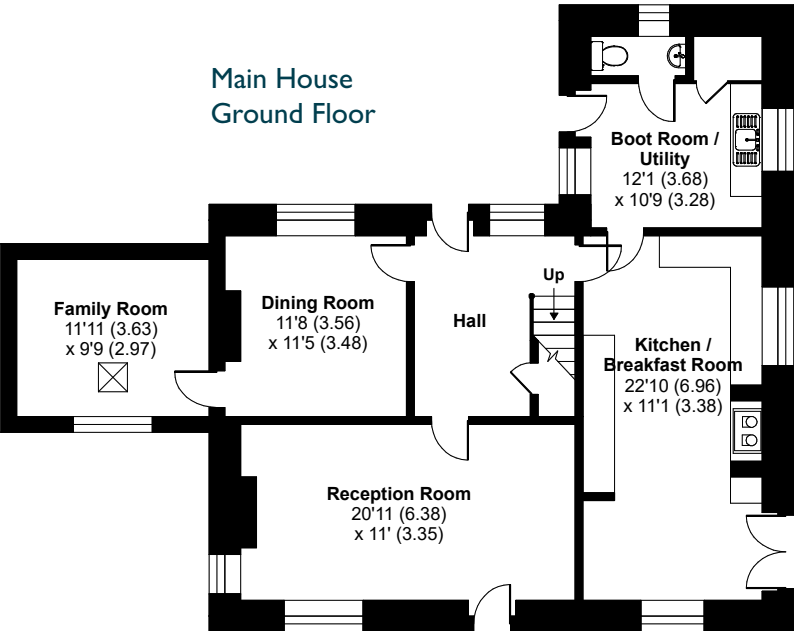
Outside

Both of the properties have their own garden with a delightful water garden off the main garden with a couple of fresh water springs. Between the 2 properties there is a substantial, open, 3 bay garage with lots of space for storage. There are 2 brick/stone built stable blocks next to the house. One building has 5 stables with solar panels on the roof and the other has 3. These could be used for stabling or possibly for car storage, workshops, woodstore etc. There are also 2 large agricultural barns. The first barn has 7 stables in it with a ladder leading to a loft room for storage or grooms quarters. The second barn is more open with a couple of stables and a large open foaling/shearing pen. There is a Horse walker by the stone stables and a large outdoor area by the front yard. All of the fields are bordered with hedges and many lead into each other making the perfect layout for a large turnout area in the winter. Mill Farm is ringfenced by its own land and runs to just over 26 acres.

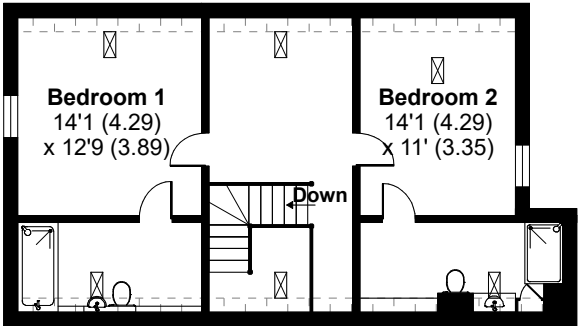




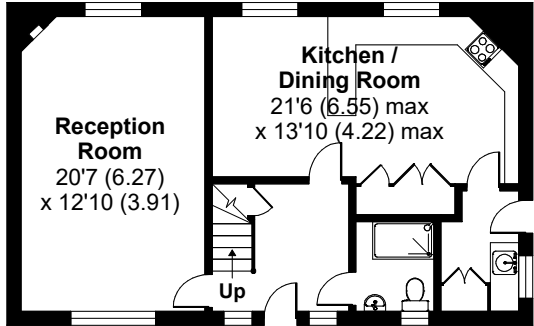
Floorplans



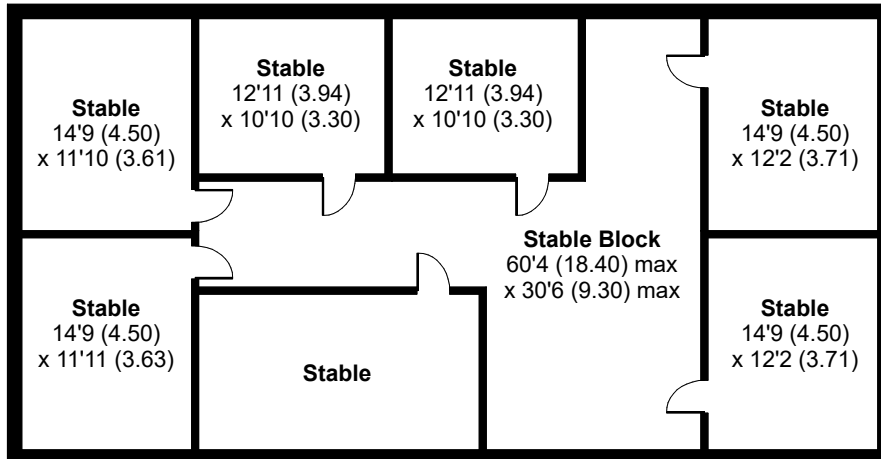
**The Guest Cottage
Ground Floor**



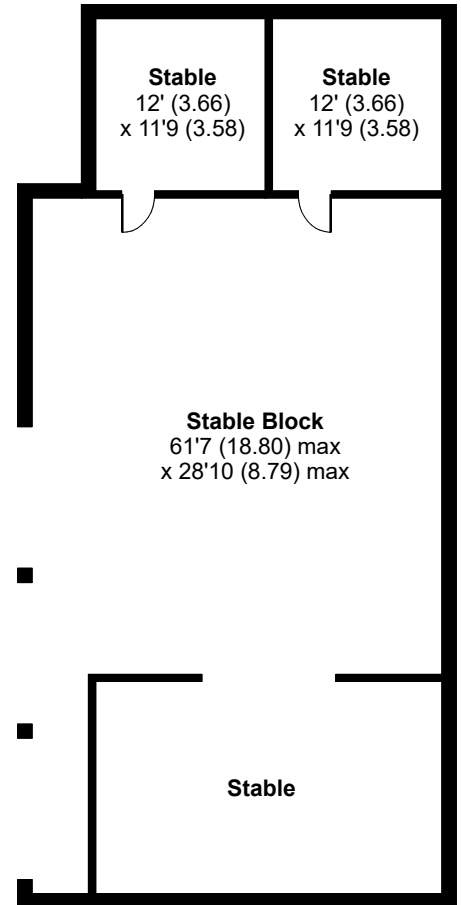
**The Guest Cottage
First Floor**



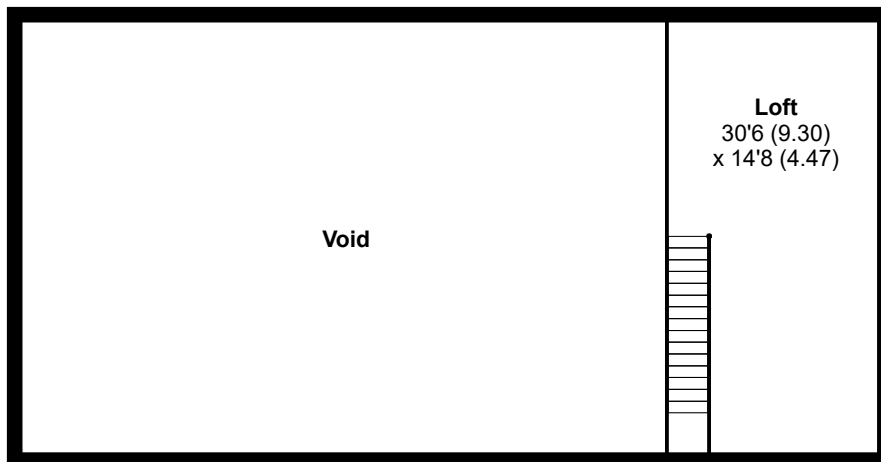
Outbuilding 1 - Ground Floor



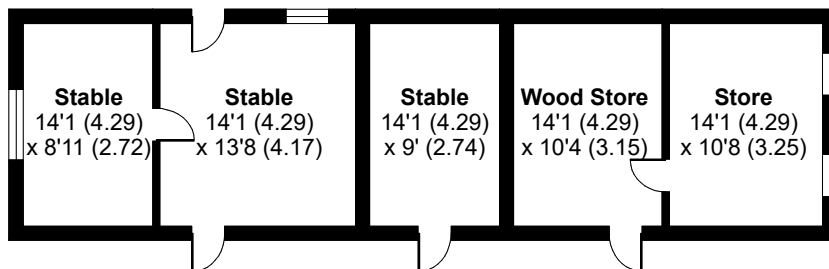
Outbuilding 2



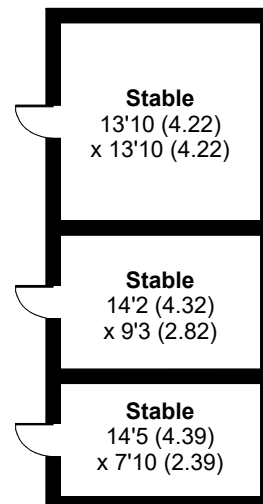
Outbuilding 1 - First Floor



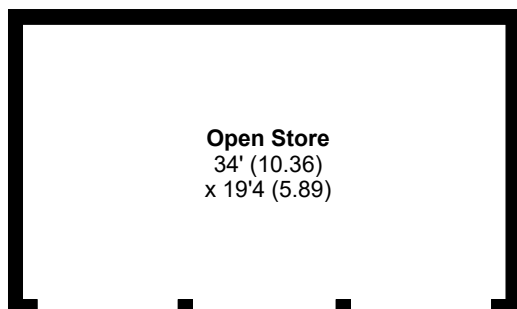
Outbuilding 3

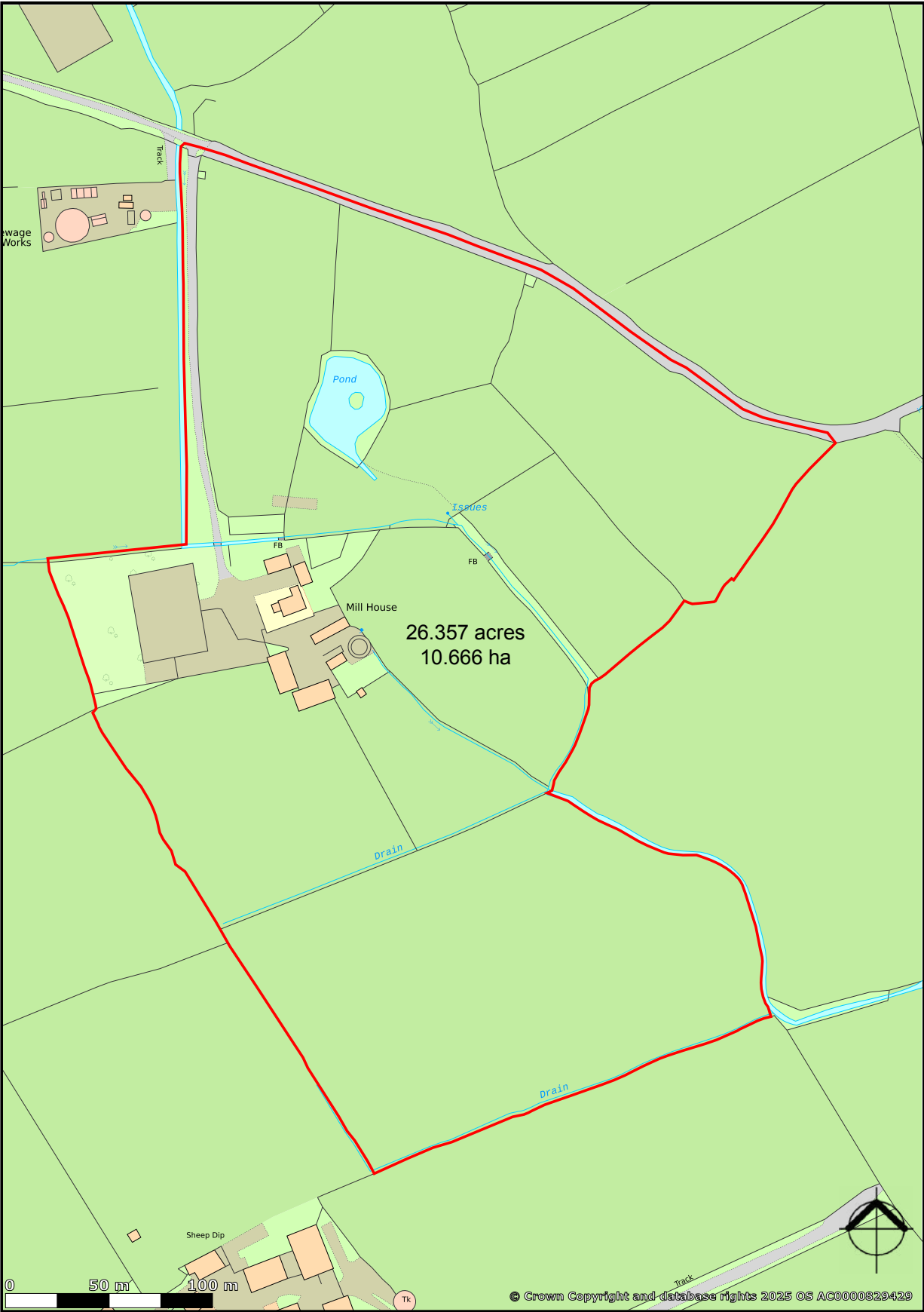


Outbuilding 5



Outbuilding 4







Services

Mains water, electricity and private drainage. Oil boiler for central heating and hot water to both the main house and cottage.

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 left to Snape and Well. Carry on this road for about a mile and take the turning on the left to Snape. Carry on through the village until you get to the right hand bend and then carry straight on onto Ings Lane. After about 250 meters turn right down Mires Lane and take the first turning right into the drive for Mill Farm. Carry on to the end and the house and cottage will be in front of you.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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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.