



Railway View

Station Road, Newton-le-Willows, Bedale, North Yorkshire, DL8 1TB

A spacious, detached three bedroom bungalow offering far reaching views across lower Wensleydale and set within a well serviced village. A private property with off street parking for two cars, recently renovated with further potential to extend (subject to obtaining the relevant planning consent).

For sale by Private Treaty

Guide Price: £415,000

LOCATION & SITUATION

Newton-le-Willows is a rural village situated between the two market towns, Leyburn (7 miles) and Bedale (4 miles), within Lower Wensleydale. The village comprises a range of facilities including a quaint farm shop, community village hall, cricket green and park. The village is easily accessible from the A1 at Bedale. Nearby towns host all everyday facilities including: doctors, primary and secondary schools, supermarkets, independent shops, sports centres, cafes and pubs.

DESCRIPTION

Railway View enjoys a peaceful location, accessed via a private driveway off Station Road. Recently renovated, this modern property enjoys the benefits of open plan living between the principal rooms, the kitchen/diner and living room, with the ability to still create division for privacy via a sliding door. These central rooms benefit from patio and bifold doors to enjoy the unique views and provide ideal space for entertaining, whilst creating a central hub to this family home.

At the opposing end of the property, the generous master bedroom is serviced by its own en-suite shower room and fitted wardrobes. A modern family bathroom with laundry facilities serves the further two bedrooms on the ground floor.

From the living room, a flight of stairs leads up to two partly converted attic rooms, currently used as a large fourth bedroom and an office/ hobby room. These rooms offer such versatility for use and Velux windows flood this first floor with natural light and further enjoyment of the views. There could be potential to extend further into this attic space with acquisition of the appropriate planning consents.

Access to the garden is offered via French windows in the living room and a bifold doors in the kitchen/ diner. Access can also be taken separately from the drive and parking area. Recently landscaped, the garden has been designed to enjoy the profound view, with ample room for outside dining. The garden comprises an extensive patio area, pergola, lawned garden, raised flower beds and a shed. Adjoining the property is the Wensleydale heritage railway line.

The property also has the unique advantage of roof mounted solar panels, generating circa £700 per annum, paid quarterly.

TENURE AND OCCUPATION

The tenure of the property is understood to be freehold. Vacant possession will be available upon completion.

SERVICES

Mains electricity, mains water, mains drainage. Oil fired central heating. Roof mounted solar array.

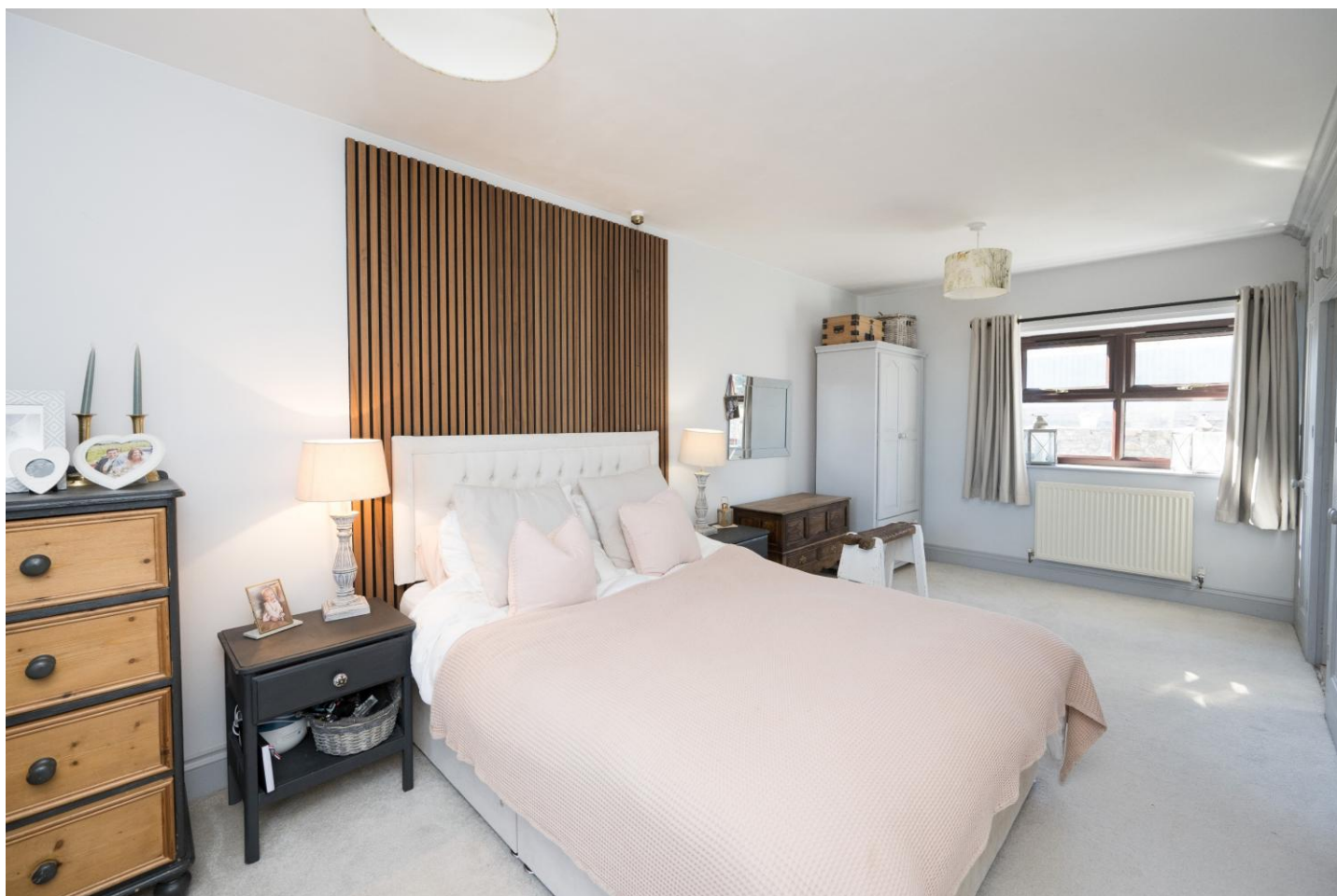
COUNCIL TAX

The property is within Band D

BROADBAND

High speed fibre optic broadband.

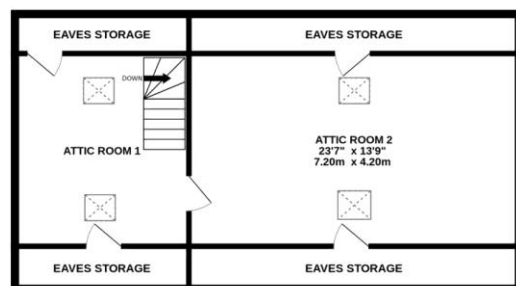




GROUND FLOOR
1227 sq.ft. (114.0 sq.m.) approx.



1ST FLOOR
721 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA : 1948 sq.ft. (181.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



VIEWING

To arrange to view the property at a convenient time, please contact our office on 01765 658525.

DIRECTIONS

From Bedale proceed north-west on the B684 towards Leyburn for approximately 3.5 miles before turning left signed Newton-le-Willows. On entering the village, take the first right in the direction of Aysgarth School, go under the railway bridge and the drive to the property is marked by a For Sale board. Next to the red post box, turn right up the private driveway and continue up to Railway View. Parking is available at the property.

FIXTURES & FITTINGS

Only those items specifically stated in these particulars are included in the sale.

LOCAL AUTHORITY

North Yorkshire Council, Northallerton Business Park, Northallerton DL6 2NA Tel: 01609 780780 www.northyorks.gov.uk

METHOD OF SALE

The property is offered for sale by private treaty although the vendor reserves the right to conclude the sale by any other method.

Following acceptance of any offer, all buyers will be required to undertake Anti-Money Laundering ID Checks and provide proof of funding to the selling agents.

PLANS AND AREAS

The plans attached to these particulars are a copy of the Ordnance Survey Plan. All plans in these particulars are for identification purposes only and subject to the verification in the title documents.

BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

IMPORTANT NOTICE

If you have downloaded these particulars from our website, please also register your interest with our office to ensure that you are kept informed about the progress of the sale.

The vendor of the property is an employee of Hardcastle Rural Surveyors

Disclaimer: Hardcastle Rural Surveyors Ltd give notice to all who read these particulars that:

1. The particulars, including any plan, photograph, description and description, are intended as a general guide only and do not form part of any offer or contract.
2. All descriptions, dimensions, reference to condition and all other details are given in good faith but without responsibility. Any potential purchaser or lessor should not rely on these details as statements of fact and should satisfy themselves by inspection, survey or such other means as they may require to ensure their correctness.
3. Neither the vendor, landlord, Hardcastle Rural Surveyors or any employee or agent thereof accept any responsibility for any error contained in these particulars.
4. All plans and maps within these particulars are for identification and guidance only and are not drawn or reproduced herein to scale. All dimensions and areas are approximate.
5. Nothing contained in these particulars shall be deemed to be a statement that the property is in good repair, order or condition or otherwise, nor that any services are in good working order.
6. If you have any particular concerns or questions please raise these with us prior to traveling to view the property.
7. Care should be taken during any inspection/viewing of the property.

Regulated by RICS

Particulars Produced on 9 April 2025