



GREENWAYS

Snape, Bedale, North Yorkshire



GSC GRAYS

PROPERTY • ESTATES • LAND



GREENWAYS

SNAPE, BEDALE, NORTH YORKSHIRE, DL8 2TJ

AN ATTRACTIVE, DOUBLE-FRONTED, STONE-BUILT HOME, WITH
THE UNIQUE OPPORTUNITY TO PURCHASE A PROPERTY WITH
THE ADDED BENEFIT OF TWO COTTAGES, TOGETHER WITH FARM
BUILDINGS AND Paddock

Accommodation

Entrance Hall • Sitting Room • Living Room • Dining Kitchen • Boot Room
Four Bedrooms • House Bathroom • Two Additional, Two-Bedroom Cottages

Externally

Range of Outbuildings • Private Gardens • 0.97Acre Grazing Paddock



GSC GRAYS

PROPERTY • ESTATES • LAND

5 & 6 Bailey Court, Colburn Business Park,
Richmond, North Yorkshire, DL9 4QL

Tel: 01748 829217

www.gscgrays.co.uk

agency@gscgrays.co.uk

Offices also at:

Alnwick
Tel: 01665 568310

Chester-le-Street
Tel: 0191 303 9540

Barnard Castle
Tel: 01833 637000

Driffield
Tel: 01377 337180

Boroughbridge
Tel: 01423 590500

Kirkby Lonsdale
Tel: 01524 880320



Situation and Amenities

Snape is an attractive, popular rural village just a few miles from the market town of Bedale. The village has its own primary school, village hall, pub and 'Carricks', a family run business, with their fresh fish, fruit & vegetable local shop. The village has a 15-18th century Castle which is now privately owned and once was home to Catherine Parr, Henry VIII's surviving wife.

The nearby market towns of Bedale and Masham offer a good range of amenities, including a wide variety of independent and national shops, several public houses, restaurants, GP practice, sports clubs and supermarket. There are also various schooling options at nursery, primary and secondary levels as well as private education facilities available in the area, notably Queen Mary's School, Queen Ethelburga's College, Aysgarth and Ripon Grammar School.

Bedale 3.5 miles, Masham 5 miles, Ripon 10 miles, Northallerton 12 miles, Harrogate 23 miles, York 38 miles, (please note all distances are approximate). The property is ideally located with great access links to both the A1 (M) and A19 for commuting across the region and a mainline railway station at Northallerton.

Greenways

Greenways is situated in the centre of the village, with views over the beck and village green. This is the first time the property has come to the market in decades, offering a unique opportunity with a detached main residence, two additional cottages, a range of outbuildings and land to the rear, with the total site extending to approximately 1.96 acres.

The property offers flexibility and scope for a variety of purchasers looking to create multi-generational living, equestrian facilities, potential storage facilities or provide an income, with either long term let or holiday cottages, (subject to the necessary consents).

The main property has character features throughout, yet without the limitations of a listed status, including exposed beams, various fireplaces, exposed brick walls and traditional cupboards, to name a few. Greenways would benefit from modernisation, however, has been well maintained and would make an ideal family home.





The two cottages to the rear of Greenways, could provide further opportunity to extend/ incorporate into the main living accommodation or provide independent accommodation for multi-generational living (subject to consents).

The range of outbuildings to the rear are currently utilised to house livestock yet equally have the potential for garaging or equestrian facilities with a large farmyard, a range of outbuildings as well as a paddock.

Accommodation

An entrance porch leads into the main hall with a staircase to the first floor, cloakroom and doors leading to the sitting and living rooms, which both benefit from open fires and exposed beams.

The dining kitchen enjoys a dual aspect and has characterful ceiling beams and a tiled floor. There is a good range of solid wooden-fronted units, space for white goods and a dining table and a stable door leading out to the rear. The adjacent utility/ boot room requires modernisation yet provides a useful space for additional storage.

The first-floor landing provides access to the four bedrooms, two of which are good-sized doubles and two are generous singles. The house bathroom has both a shower and separate bath.



Prospect Cottage

There is a vestibule with a door into the main living room, with an open fire, brick-fronted fireplace and timber mantel.

There is a central hallway, leading to the rear lobby, kitchen and to the first floor. The kitchen has a range of floor-mounted units, sink, space for freestanding white goods and a dining table.

The bathroom has a panelled bath with shower above, basin, heated towel rail and low-level w.c.

There is a half landing with access to a storage room above the kitchen, with a Velux window. The main landing, provides access to the two bedrooms, a double bedroom and a single bedroom with a built-in wardrobe.

Linden Cottage

The front door leads into a vestibule leading to a storage room housing the boiler and into the living room.

The living room has a fireplace, with a surround and mantle, and an exposed beam.

The kitchen has an L-shaped range of floor and wall-mounted units, sink, space for white goods, access to the bathroom and externally. The bathroom has a panelled bath, low-level w.c, basin.

The landing provides access to two bedrooms, a double bedroom and single bedroom with a wardrobe.

Externally

Greenways benefits from a private drive to the side, leading to a detached garage, with timber doors. There are gardens to the front, side and rear, with flower beds and borders. The main garden is situated at the rear of the garage and is mainly laid to lawn, with mature trees and hedging.

There is separate access to the side of the property which leads to the agricultural buildings and two additional cottages. The two cottages have allocated parking and small enclosed gardens to the front of the properties.



Land

There is an enclosed grazing paddock to the rear of the outbuildings and yard extending to approximately 0.97 acres, with stock proof fencing.



Outbuildings & Yard

Plan No.	Building Name		Gross External Area (sq. ft.)
1	Livestock Housing	Steel portal frame, concrete block walls to 2.5m, Yorkshire boarding, fibre cement roof and a concrete floor.	3,065
2	Livestock Housing	Timber frame, concrete block walls to 2.5m, Yorkshire boarding, fibre cement roof and a concrete floor.	1,125
3	Machinery Store	Steel portal frame, concrete block walls to 2.5m, fibre cement roof and a concrete floor.	1,200
4	Machinery Store	Timber frame and concrete block construction, fibre cement roof and a concrete floor.	1,280
5	Farrowing Unit	Timber frame with a profile steel sheet roof and a concrete floor. State of disrepair.	390
6	Farrowing Unit	Timber frame, profile steel sheet roof and a concrete floor. State of disrepair.	390
7	Farrowing Unit	Timber frame, profile steel sheet roof and a concrete floor. State of disrepair.	390
8	Farrowing Unit	Timber frame, profile steel sheet roof and a concrete floor. State of disrepair.	390
9	Straw Shed	Timber frame, profile steel sheet sides and roof, Yorkshire boarding and a hardcore floor.	1,000
10	Traditional Outbuildings	Collection of single storey buildings of stone / brick construction, asbestos sheet roof, timber framed doors, single glazed windows and a concrete floor.	780
11	Store	Timber construction, profile steel sheet sides and roof, timber framed door, single glazed windows and a concrete floor.	160
12	Traditional Outbuildings	Collection of single storey buildings of stone / brick construction, asbestos sheet roof, timber framed doors, single glazed windows and a concrete floor.	1,660
13	Garage	Single garage of stone construction, pantile roof with a concrete floor.	240



Tenure

Greenways is sold freehold and will be offered with vacant possession on completion.

We understand that the site is held under five land registry titles.

Linden Cottage is sold with vacant possession and Prospect Cottage currently has sitting tenants.

Lotting

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

Local Authority

North Yorkshire Council. The properties have the following council tax band ratings;

Greenways: E

Linden Cottage: B

Prospect Cottage: B

Services

We understand the properties are all served by mains electricity, water and drainage. Greenways is served by oil fired central heating. Linden Cottage has a boiler served by LPG gas and Prospect Cottage is served by a back boiler (solid fuel).

Wayleaves and Covenants

Greenways is sold subject to and with the benefit of all existing rights, including rights of way, light, drainage, water and electricity and all other rights and obligations, easements and all wayleaves or covenants whether disclosed or not.

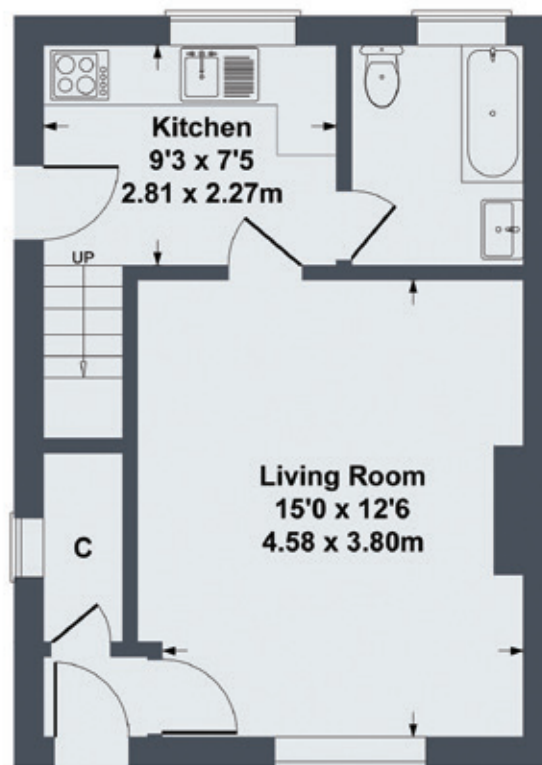
We understand a neighbouring property, Cherry Tree Cottage, has access across the lefthand drive, leading to the buildings to the rear of their property, for vehicular and pedestrian access.

We understand the electricity board have an easement across the garden to maintain the telegraph pole situated on the main lawn of Greenways.

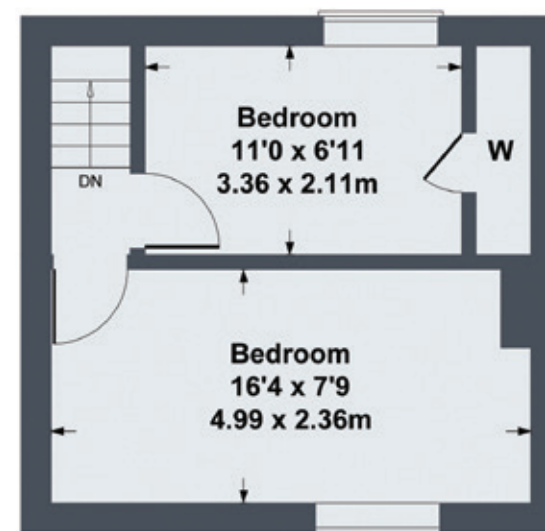
Linden Cottage, Snape

Approximate Gross Internal Area

603 sq ft - 56 sq m



GROUND FLOOR



FIRST FLOOR

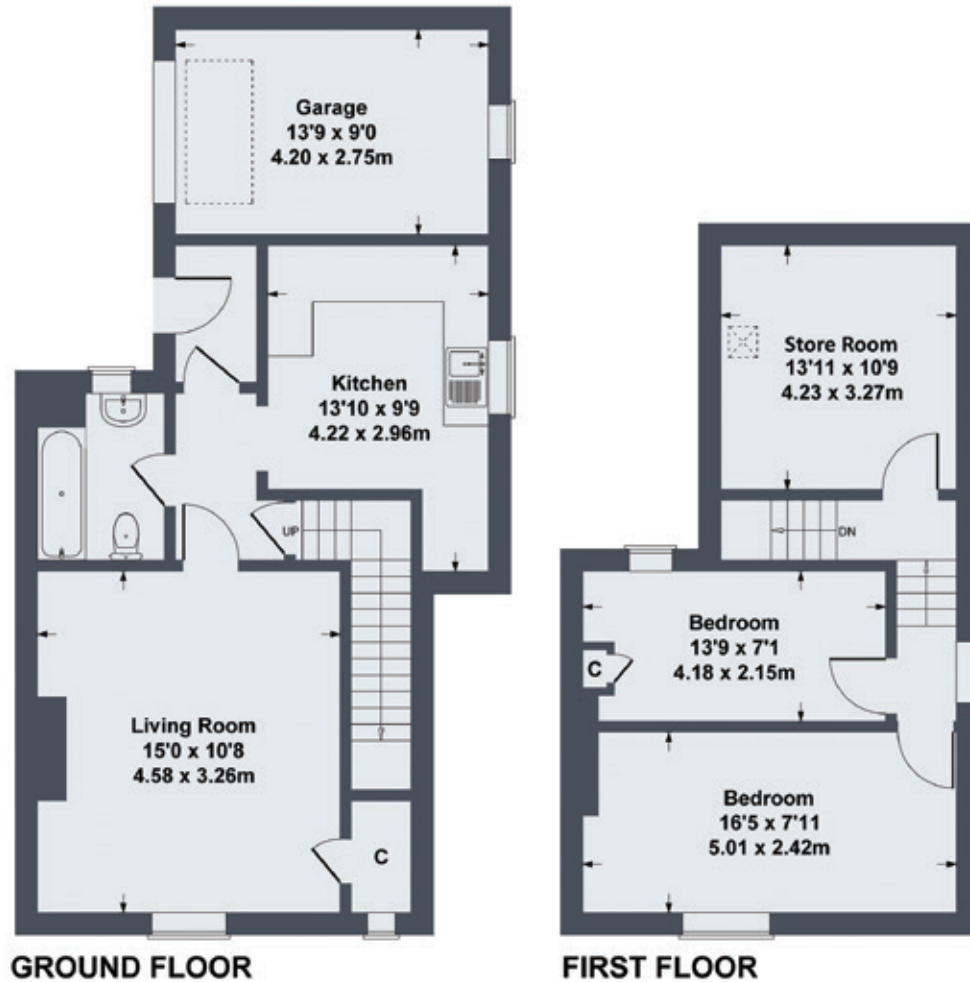
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Prospect Cottage, Snape

Approximate Gross Internal Area
1023 sq ft - 95 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Asbestos

An asbestos survey has not been undertaken and on completion of the sale it will be the responsibility of the Purchaser(s) to comply with the Control of Asbestos at Work Regulations.

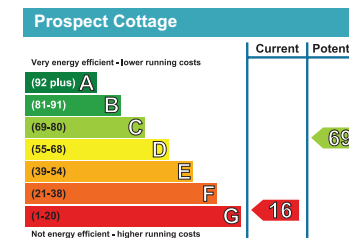
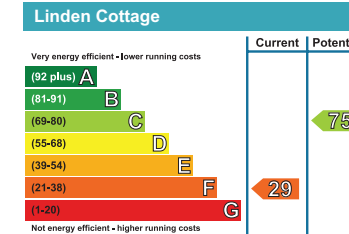
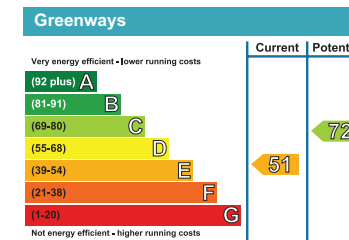
Viewings

Strictly by appointment with GSC Grays.
Telephone: 01748 829 217

what3words

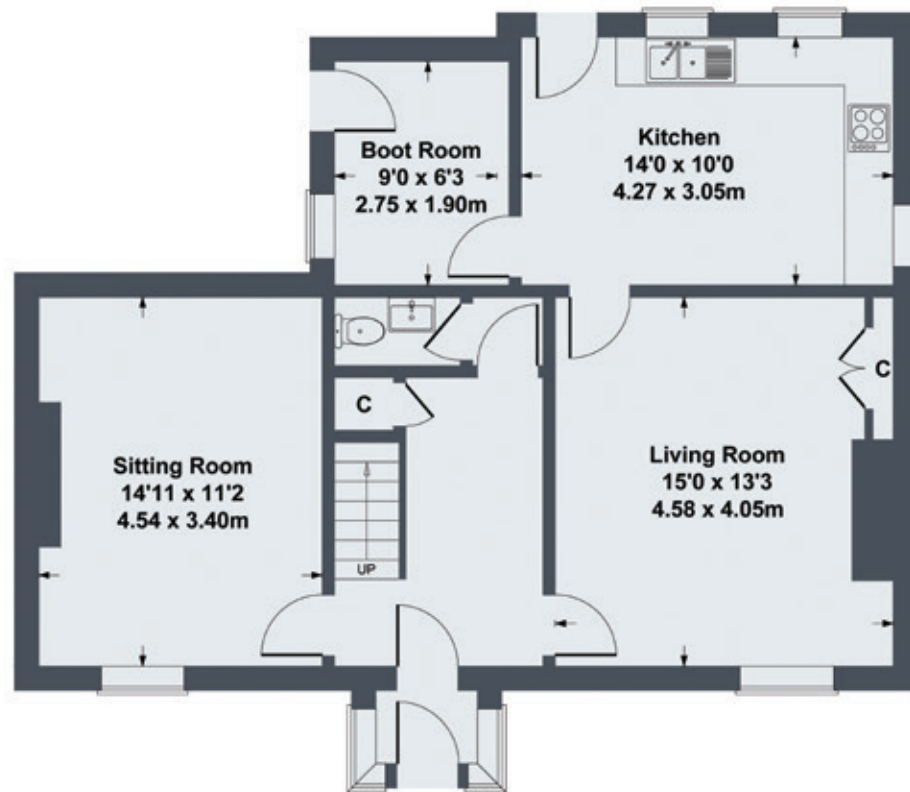
///bangle.eventful.salads

EPC

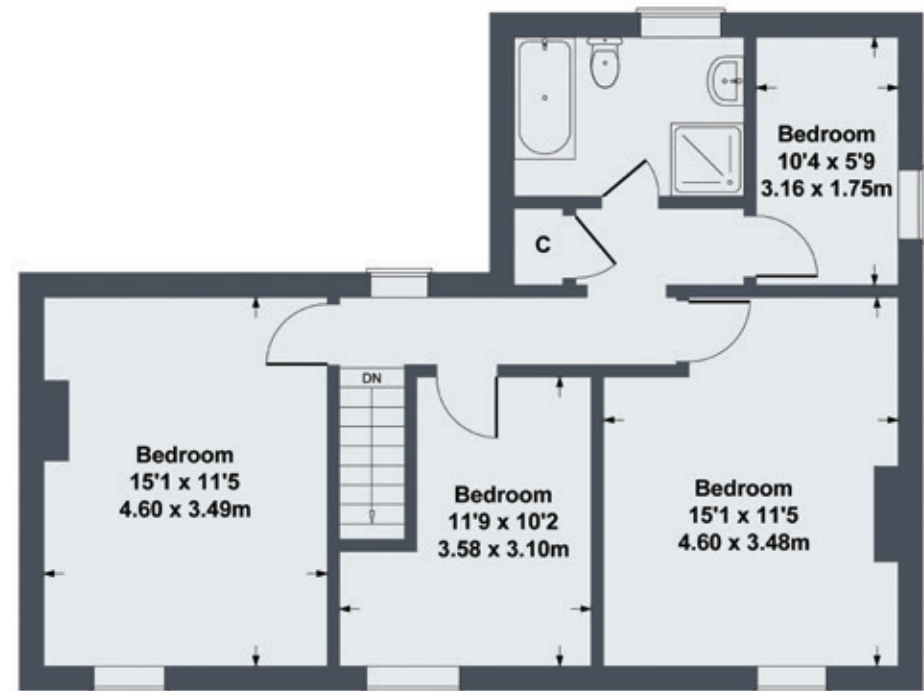


Greenways, Snape

Approximate Gross Internal Area
1432 sq ft - 133 sq m



GROUND FLOOR

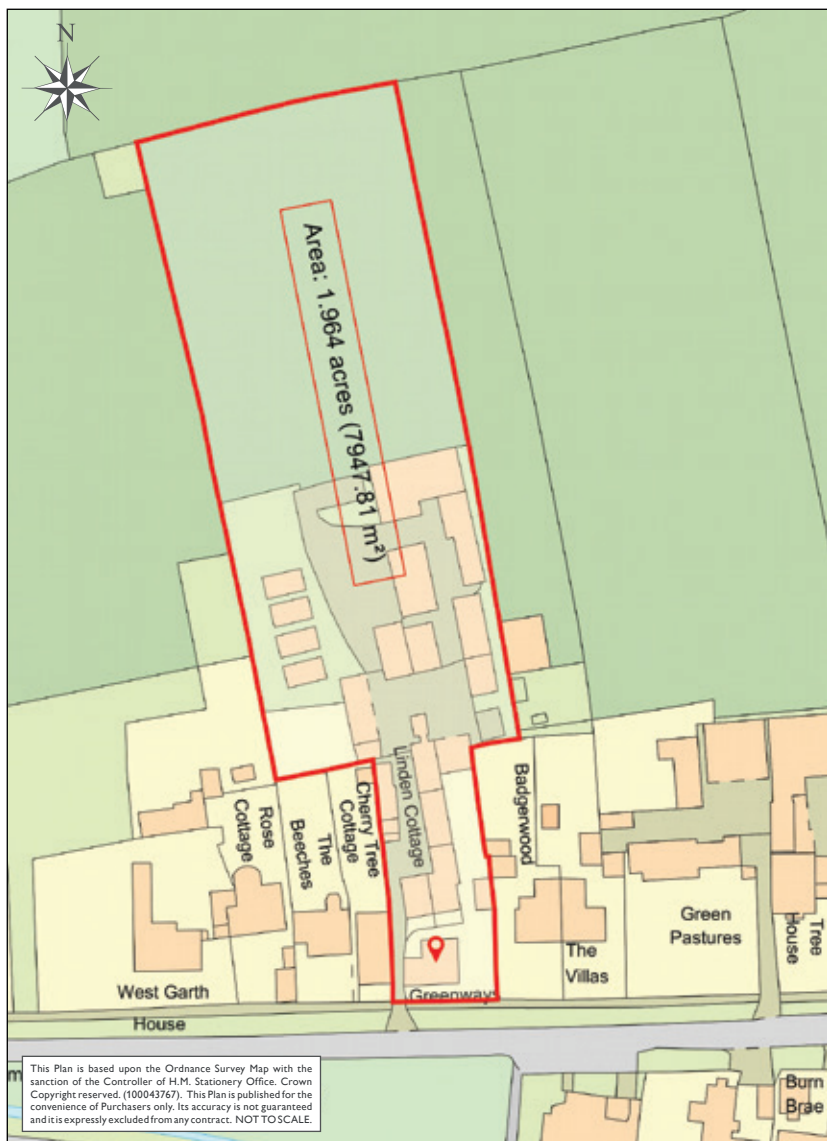


FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: April 2025

Photographs taken: February 2025

