



ADVENT COTTAGE SCHOOL LANE  
Newton Le Willows, Bedale



GSC GRAYS

PROPERTY • ESTATES • LAND

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# ADVENT COTTAGE SCHOOL LANE

Bedale, DL8 1SH

An attractive, stone-built, detached property with well-presented accommodation and maintained gardens.

## ACCOMMODATION

This superb property, an ideal family home, is situated in a popular village with good access links to the Yorkshire Dales National Park and A1(M).

The property has been well-maintained and has generously-sized accommodation including an L-shaped dining kitchen, sitting room and garden room, as well as four bedrooms, three of which are doubles.

Externally, there is ample parking and a well-tended garden, with tiered lawns and patio seating areas, perfect for entertaining.



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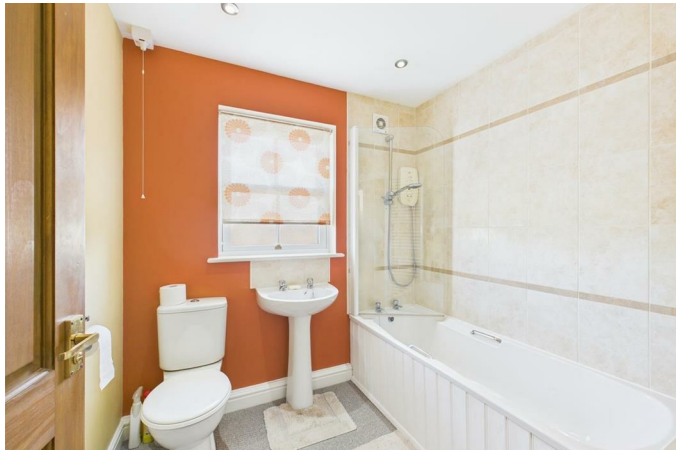
## Situation and Amenities

Newton le Willows is located in the heart of lower Wensleydale and offers a thriving village hall along with Aysgarth preparatory school.

The market towns of Bedale, Masham and Leyburn are all less than eight miles away, with their weekly markets, post office, livestock mart and many shops, pubs and restaurants. The area is well known for its tourism, farming and the many scenic walks and country pursuits on offer.

There are primary schools at Bedale, Thornton Watlass and Crakehall and secondary comprehensive schools at Leyburn, Bedale, Richmond and Ripon (Grammar School). Private education facilities are close by in Newton le Willows itself, Topcliffe and Barnard Castle.

The property has good access to the A1 (M), as well as the mainline railway at Northallerton.





### Accommodation

The front door leads into a formal entrance hall, which has stairs to the first floor and gives access to the dining kitchen and the sitting room.

The sitting room has a bay window along with an inset, open fire, whilst the L-shaped dining kitchen has wood-effect units and granite-effect work surfaces. There are integrated appliances and ample space for a dining table, along with doors to the utility and garden room.

The garden room has a glazed roof and a door to the rear garden. The utility houses the oil boiler and has a worktop and space for free-standing white goods. There is also a ground floor w.c.



The first floor landing gives access to four bedrooms and the house bathroom.

The principal bedroom is a generous double with two sliding sash windows to the front and an en suite shower room complete with step-in shower, basin and w.c. There are two further good-sized double bedrooms with windows overlooking the rear garden. The fourth bedroom is a generous single with a fitted cupboard and could be used as a home office.

The neutrally-decorated house bathroom has a bath with shower above, w.c and basin.

### Gardens and Grounds

The property is approached via a block-paved private drive providing parking for several vehicles, leading through a gate to the garage.

The enclosed rear garden has stone-walled boundaries with a block-paved patio seating area. Stone steps lead up to a tiered, lawned garden with two areas of lawn, a vegetable patch and various mature shrubs, plants and well-stocked flower beds.

### Garage

The garage has an up-and-over door with a pedestrian door to the side.

### Services & Other Information

Oil fired central heating. Mains electric, water and drainage.

### Owners' Insight

The vendors feel the property is a warm, spacious and practical family home. There is a private and pretty garden and there is a quiet and friendly neighbourhood, surrounded by beautiful countryside.

### Tenure

The property is believed to be offered freehold with vacant possession on completion.

### Viewings

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

### Local Authority

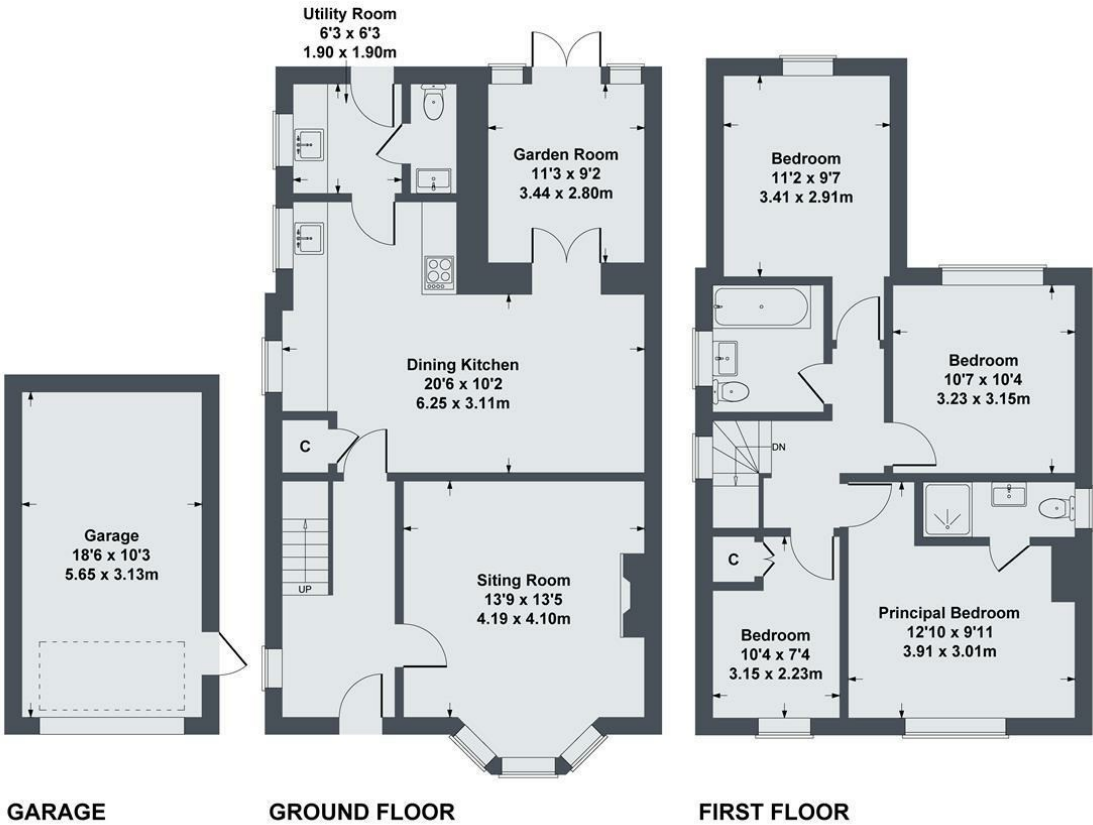
North Yorkshire Council. Council tax band E.

### Particulars and Photographs

Particulars prepared and photographs taken May 2025.

Advent Cottage, School Lane, Newton le Willows, DL8 1SH

Approximate Gross Internal Area  
1561 sq ft - 145 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

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | 66                      | 80        |
|                                             | EU Directive 2002/91/EC |           |



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