



SPRING VIEW, INGS LANE, BEDALE, DL8 2TQ

£575,000
FREEHOLD

A Spacious detached bungalow with a flexible layout located in the popular village of Snape. Set on a large plot, the property offers an attractive frontage with off street parking, a double garage, an insulated garden store as well as a private rear garden having open views of the fields beyond plus a vegetable garden. Other benefits include solar panels, three double bedrooms with potential for a fourth, three bathrooms and viewing is highly recommended.

NORMAN F. BROWN

Est. 1967

SPRING VIEW, INGS LANE,

- Spacious Detached Home • 3 Bedrooms • Flexible Layout • Oil Fired Heating • Lovely Private Gardens • Close To Bedale, Masham & Junction 50 Of The A1(M) • Off Street Parking, Double Garage & Garden Store • Popular Village Location • Video Tour Available • Enquire Today For Your Personal Viewing



Description

This spacious detached home offers a flexible layout over two floors and set in a fantastic with attractive views to the rear over open fields.

The property opens into a central hallway with stairs to the first floor and space for hanging coats. The sitting room is a bright spacious room with a shuttered bay window to the front, wood flooring and an inset multi fuel burning stove with a stone surround and hearth providing a cosy feel. The dining kitchen is another spacious room ideal for entertaining or for family time. The kitchen itself comprises of a range of handleless wall and base units with a red granite worktop with clear splash backs and an inset one and a half bowl sink. There are integrated appliances including an electric oven and grill, a bottled gas fed five ring hob with an extractor hood over plus an integral fridge freezer and dishwasher. A peninsula separates the kitchen from the dining area which has space for a large dining table and chairs and a door through to a utility room which has space for a tumble dryer and washing machine plus a further range of wall and base units with a black granite worktop and a single sink and a useful back door to the rear opening by the doors to the double garage and garden store. Off the kitchen is also a conservatory that overlooks and opens out into the attractive rear garden, a lovely room for breakfast or a relaxing space to sit and read a book.

Still to the ground floor is the main bedroom which is an excellent double to the rear overlooking the garden and open fields beyond. The main bedroom also has an en-suite comprising of a walk-in shower enclosure, fixed and handheld shower heads plus a push flush W.C and a washbasin set into a vanity unit. Bedroom two is another excellent double bedroom to the front and just across is the main bathroom which comprises of a panelled bath with a

handheld shower, a shower enclosure with a screen door and a washbasin and push flush W.C set into a vanity unit. There is also a room that was formerly another bedroom and is used as a study and fitted with a kitchenette including wall and base units with a work top over, single sink with a draining board, and spaces under for a fridge and freezer, breakfast bar, a dual ring electric hob with an extractor.

The first floor landing has eaves storage and leads to the third bedroom, shower room and loft store. The third bedroom is another spacious double, 'L' shaped, with eaves storage, a dressing area having built in cupboards and a Velux window provides a lovely view of the open fields to the rear. The shower room has a shower enclosure with double sliding doors, fixed and handheld shower heads and there is also a low level W.C and a pedestal mounted washbasin. The loft store provides more great storage and opens from the landing and is mainly boarded with, shelving and the immersion heater and meters for the solar panels. The loft room offers potential for conversion to a further bedroom.

Outside

The attractive frontage includes a lawn with mature inset trees and shrub borders plus an wildlife pond. There is a paved driveway providing off street parking leading to the double garage and gated access to the rear garden. The double garage has an electric roller door, lighting and power points and a personal door to the side. To the rear of the garage is a garden store that was formerly another office and has been insulated as well as having a window to the rear, lighting and power points. To the side of the garden store and rear of the garage is a vegetable garden with raised beds, a greenhouse, log store and is also where the oil tank and boiler can be found.

The rear garden is mainly lawned with a paved seating area looking out towards the open fields beyond the beck and has mature planted borders with a raised flower bed having a retaining wall border and all enclosed by fenced boundaries.

Location

Snape is village in the Hambleton district of North Yorkshire, located about 3 miles south of Bedale and 3 miles west of the A1M. There is a local Deli shop, Village Hall, Primary School and Pub. The village has many historic connections. It was the site of a Roman villa and had a connection to the mother and wife of Richard III. Snape Castle was the residence of Catherine Parr and her husband, John Neville, 3rd Baron Latimer, before she became the sixth wife of King Henry VIII. It also had an involvement in the Pilgrimage of Grace in 1536, when Catherine Parr and her step-children were held captive at the castle. Snape castle was originally built c.1430 and was later divided into two domestic premises before being reunited as one home in 2003.

General Notes

Viewing - by appointment with Norman F. Brown.

Local Authority – North Yorkshire Council
Tel: (01609) 779977

Council Tax Band – E

Tenure – We are advised by the vendor that the property is Freehold.

Construction: Standard

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Oil

Calor Gas bottles for the Kitchen hob.

Solar Panels - 18 Panels to the front elevation. Tariff raises 43.5p per kw generated. Approx 10 years left on the contracted price. Installed 15 years ago.

Water – Immersion Heater

Drainage: Mains

Broadband:

Checker: www.checker.ofcom.org.uk

Mobile:

Signal Checker visit www.checker.ofcom.org.uk

Flood Risk: Very Low (Government Flood Risk Data)

Please note: Nurse Well Beck runs through the village and does run along the northern boundary of the property.

Has the property ever suffered a flood in the last 5 years – No

Restrictive Covenants: Not Known

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ADDITIONAL INFORMATION

Local Authority – North Yorkshire Council

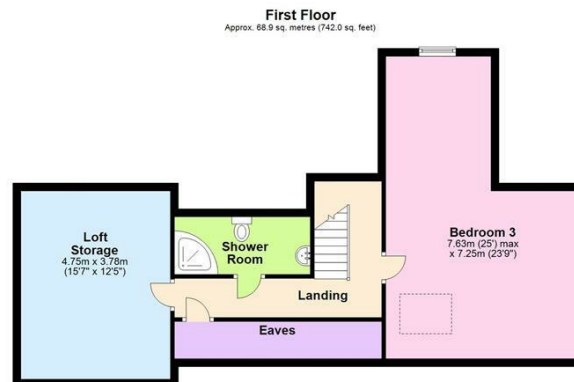
Council Tax – Band E

Viewings – By Appointment Only

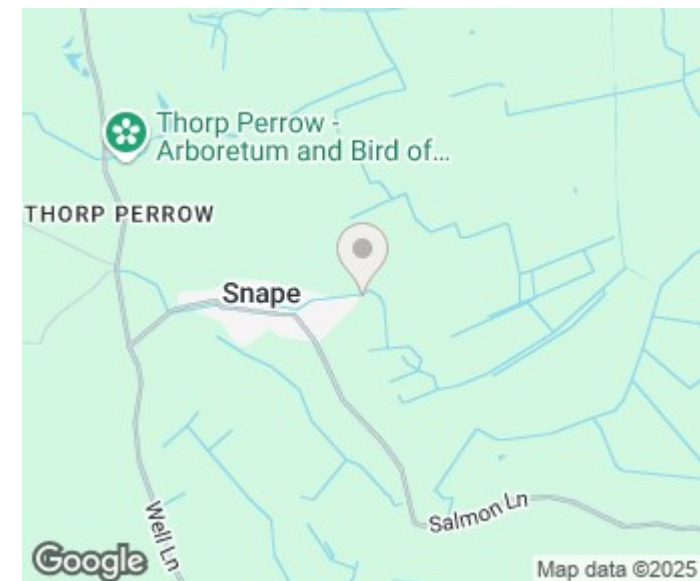
Floor Area – 2691.10 sq ft

Tenure – Freehold





Total area: approx. 250.0 sq. metres (2691.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		67
(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	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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