



# Lane House

Burneston, Bedale, North Yorkshire



Robin Jessop



# Lane House

Burneston, Bedale, North Yorkshire, DL8 2HT

## A Substantial Grade II Detached Village Residence Mature Private Gardens and Outbuildings

- Detached Village Residence
- Spacious & Well-Appointed Accommodation
- Three Reception Rooms
- Six Double Bedrooms
- Beautiful Landscaped Mature Gardens & Pond
- Double Garage, Workshop and storage Sheds
- Attractive Village Location
- Viewing by Appointment Only
- **Guide Price £775,000 - £800,000**

### SITUATION

Bedale 4 miles. Northallerton 10 miles. Thirsk and Ripon 11 miles. Teesside 29 miles. York 32 miles. Leeds-Bradford, Teesside and Newcastle Airports are within 1 hour. London 2 ½ hours. All distances and time are approximate.

Lane House is well placed towards the centre of Burneston. Burneston is a pleasant village which benefits from a primary school, church, village hall and pub that also serves meals. It is highly accessible to the A6055 service road within easy reach of the A1(M) interchange 51 at Leeming Bar and 50 at Balderby. Its therefore well placed for the nearby market towns of Bedale, Northallerton, Ripon and Thirsk and is within easy commuting distance of Teesside, York, Newcastle and Leeds.

### DESCRIPTION

Built in 1694, Lane House is a substantial village property constructed of a traditional red brick Flemish bond brickwork which was formerly the original vicarage for the village, it has an abundance of original features throughout whilst including modern

improvements that the current owners have added.

The property's accommodation extends to 3466 sq. ft over four floors.

The property is entered via the entrance hall which is accessed via the original door with ancient portico over. The entrance hall is complemented by chequered flooring and inner door, which extends through to the ground and first floor accommodation. The ground floor comprises of the substantial tanked cellar, with three rooms, one of which has a considerable large wine rack for over 400 bottles.

The kitchen and cloakroom are located to the rear of the house, which replaced the scullery and wash house in the 1960's. The kitchen benefits from vaulted ceilings and handmade bespoke solid wooden units, integrated appliances including a range cooker, fridge freezer and dishwasher as well a useful walk-in larder and island. The French doors allow for easy alfresco dining in the courtyard.

The family room is complemented by exposed original beams which historically had been taken from a ship, alongside a

beautiful log burning stove and French doors onto the south terrace.

Across the hallway is the snug and study. The study includes the original shutters and log burning stove whilst the snug benefits from an open fire and alcove detailing.

The second floor is accessed via the faux painted stone staircase which was created by the current owners. It has three double bedrooms, two of which benefited from fitted wardrobes and a family bathroom with separate W.C. There is planning permission in place to convert the existing bathroom to form a family bathroom and separate en-suite (Ref – 22/01212/LBC). The current family bathroom comprises of a bath, shower over, W.C, wash basin, fitted cupboard and drawers and airing cupboard with immersion heater.

The top floor extends to a further three double bedrooms, all of which have vaulted ceilings with original exposed roof beams and Yorkshire sliding sash windows. Two bedrooms also have Velux widows which allow for ample of abundance of natural light. A further bathroom, with bath, wash basin and W.C has a colourful hand-painted

mural. A loft space house the (new) cold water storage tank.

Externally, the property is surrounded by a substantial listed wall providing that all important degree of privacy.

The property has vehicular access via double metal gates with parking for a number of vehicles. Adjacent to the parking area are five former piggeries which have been converted to sheds and include power – ideal for storage.

Beyond this is the large barn doors to the double garage and workshop which have the benefit of power, lights and heating.

The courtyard is a beautiful haven for wildlife with raised beds filled with flowers, well-kept mature hedges and shrubs. From the courtyard there is access to the back door via the covered porch and log store, as well as a perfect place for outdoor seating adjacent to the kitchens French doors.

Through to the south side of the garden, there is a flat large lawned area which is has a wildlife pond, mature trees, shrubs and flowering plants, which include a variety of roses, hostas' and ferns. The south facing

terrace allows for more alfresco dining on the raised patio, a perfect place for children and families.

To the front there are two lawned areas with a paved path to the front door, where the arched hedge leads through to the Italianate Garden, which features a 3m x 9m well stocked fish pond and traditional seating amongst the wisteria and clematis.

Overall, Lane House offers a very rare opportunity to own a unique and individual village residence. Viewing is strongly advised.

## GENERAL REMARKS & STIPULATIONS

### Viewing

Strictly by Appointment with Robin Jessop Ltd – Telephone 01677 425950 or 01969 622800.

### Offers

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

### Money Laundering Regulations

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office.

We will then take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

### Method of Sale

The property is being offered for sale initially by Private Treaty. If you would like to discuss any matter concerning this sale, then please kindly record your interest with Robin Jessop FAAV FRICS or Tim Gower MRICS or Lauren Terry BSc (Hons) as soon as possible and preferably in writing enabling us to keep you informed as to how we propose to conclude the sale.

### Tenure

The property is freehold and vacant possession will be given upon completion.

### Council Tax

Band F.

### Boundaries

The Vendors will only sell such interests (if any) as they may have in the boundary fences, ditches and walls and other boundaries separating this property from other properties not belonging to them.

### Services

Mains Water. Mains Electricity and mains Drainage. Oil Fired Central Heating and LPG.

### Fixtures & Fittings

Only those fixtures and fittings described within this brochure are included in the sale.

### WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.

[///mailer.evaporate.shrubbery](http://www.mailer.evaporate.shrubbery)

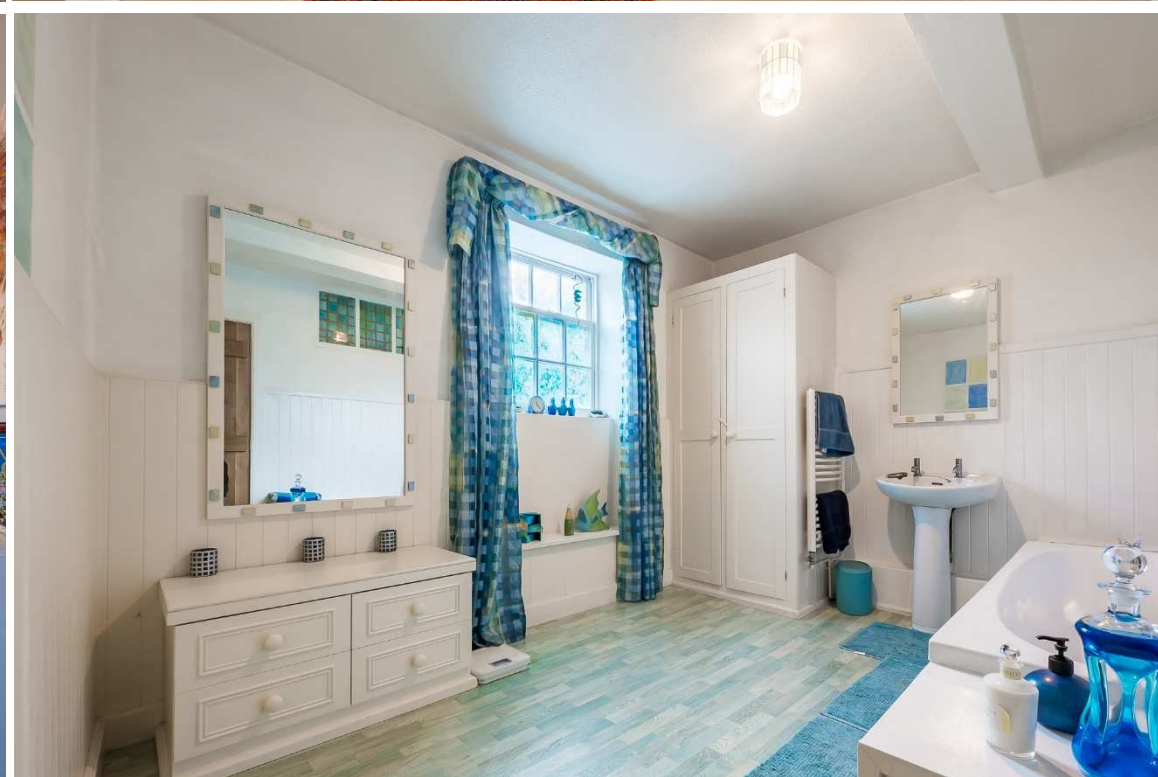
### Local Authority

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD

### EPC Rating

Band – F





**Lane House, DL8 2HT**  
 Approximate gross internal area  
 House = 322 sq m - 3466 sq ft  
 Garage/Outbuildings = 99 sq m - 1066 sq ft  
 Total = 421 sq m - 4532 sq ft

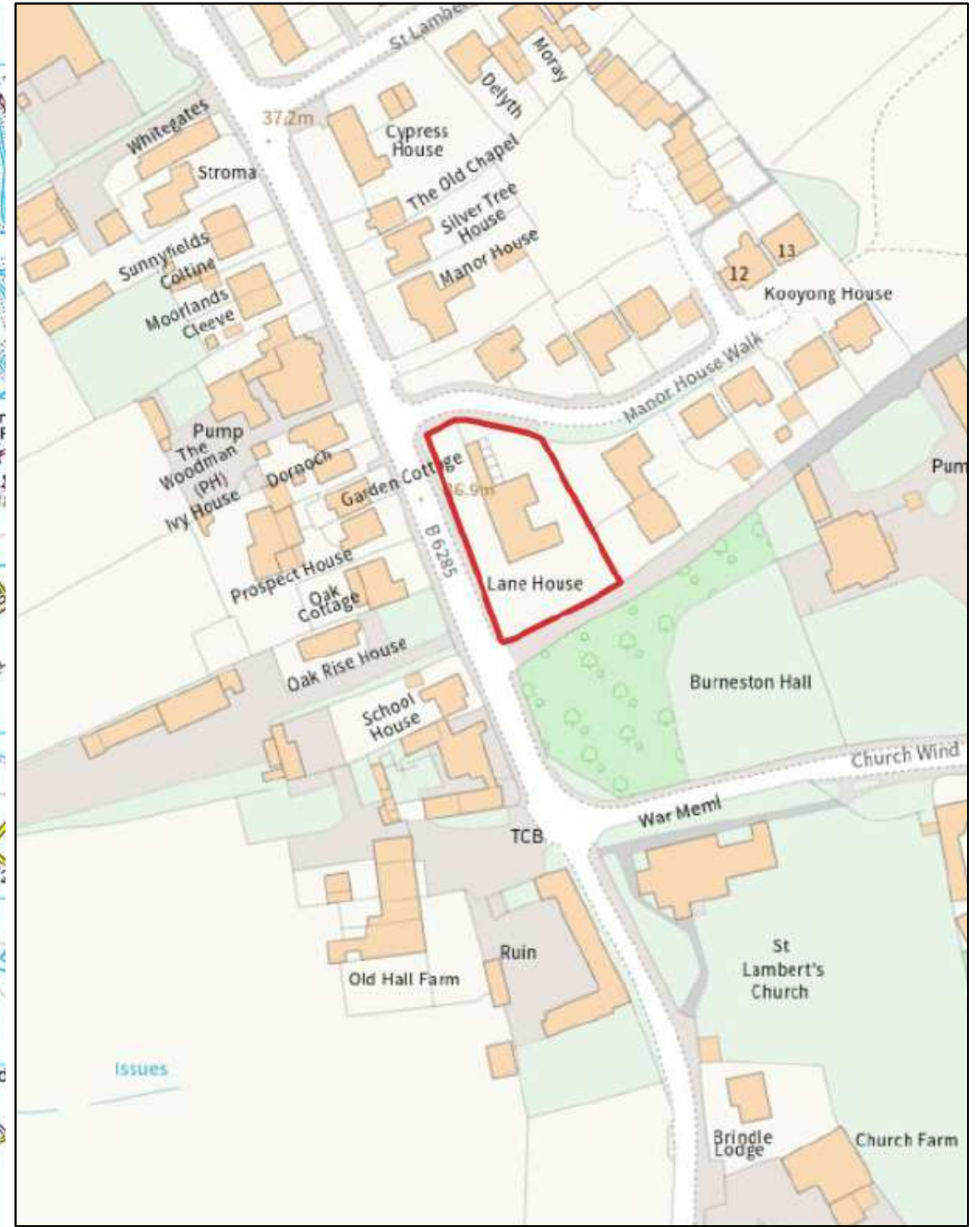
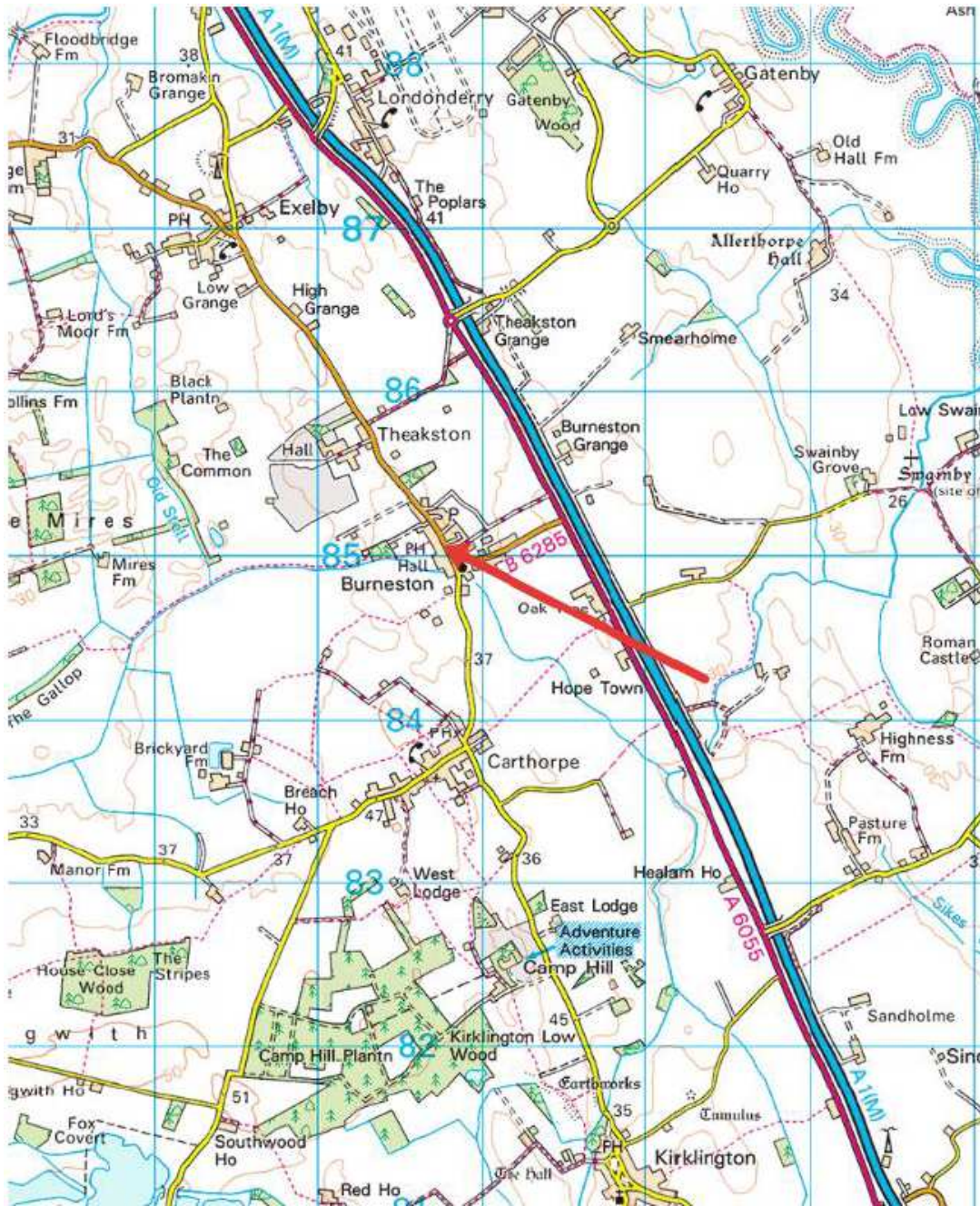


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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 Potteplans Ltd. 2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		





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