



The Myers

Bridge Street, Bedale, North Yorkshire, DL8 2AB



Robin Jessop

A CHARACTERFUL THREE BEDROOM FAMILY HOME TOGETHER WITH A TWO BEDROOM ANNEXE AND VERSATILE BRICK OUTBUILDING

- Three Bedroom Family Home
- Character Property
- Two Bedroom Annexe
- Fantastic Holiday Home/Air B&B/Rental Property
- Bespoke Kitchen
- Large Versatile Brick Outbuilding
- Off Road Parking
- Business Potential
- Popular Town Location
- Viewing by Appointment Only
- Guide Price: £450,000

SITUATION

Leeming Bar A1(M) Interchange 2 miles, Northallerton 7 miles, Teesside 30 miles, Harrogate 30 miles, Leeds 50 miles (all distances are approximate).

The Myers is nicely set back off the main road through Bedale. Bedale is a thriving market town which benefits from a number of amenities including shops, cafes, restaurants, St Gregory's Church and local schools. The property is also within easy reach of Northallerton which offers a wider range of shops, amenities and facilities including a train station with regular services to London Kings Cross from Northallerton.

The property is within close proximity to the A1(M) bringing the larger centres such as Newcastle, Leeds, Teesside and York into a commutable distance.

DESCRIPTION

The Myers – No. 5 The Villas

The Myers comprises a characterful three-bedroom property dating back to the late 1880s, now offered to the open market for the first time. The current owner has sympathetically undertaken cosmetic renovation to create a wonderful family home.

The property is entered via a large boot room/utility, which leads through to the heart of the home - the kitchen.



This bespoke kitchen is fitted with wall and base units finished in Farrow & Ball's Forest Green and includes a range of integrated appliances. A dual-fuel Rangemaster sits set back within a feature surround, complemented by an engraved oak beam above by Charles Yorke. The kitchen also boasts a Thomas Denby Belfast sink with brass fittings, while the central island provides social seating and additional storage. A sash window floods the room with natural light.

From the kitchen, a hallway leads to the downstairs WC and a panelled understairs cupboard, once a traditional pantry. The mosaic-tiled floor here sets the tone for the rest of the accommodation. To the right is the study, fitted with bespoke bookcases and featuring original flooring alongside a working fireplace.

The sitting room is a warm and inviting space, centred around a large open fire. It features original floors, a unique circular window, dimmer lighting, and access to the front door.

To the first floor are three double bedrooms, one currently used as a dressing room. The family bathroom is beautifully finished with a nickel and brass roll-top bath, walk-in rainwater shower, WC and wash basin.

The Annexe – No.6 The Villas

The adjoining annexe, converted in the early 2000s, is a charming two bedroom property that has served as a long-term rental for many years. Equally, it presents excellent potential as an Airbnb, holiday let or bolt hole.

The accommodation is accessed via an entrance hall leading to a sitting room with electric fire. The kitchen, while serviceable with fitted units and plumbing for under-counter appliances, would benefit from modernisation.

The family bathroom includes a bath with shower over, wash basin, WC and Velux window. The ground-floor double bedroom has fitted wardrobes, while the first floor reveals a spacious double bedroom full of character.

Outbuildings & External

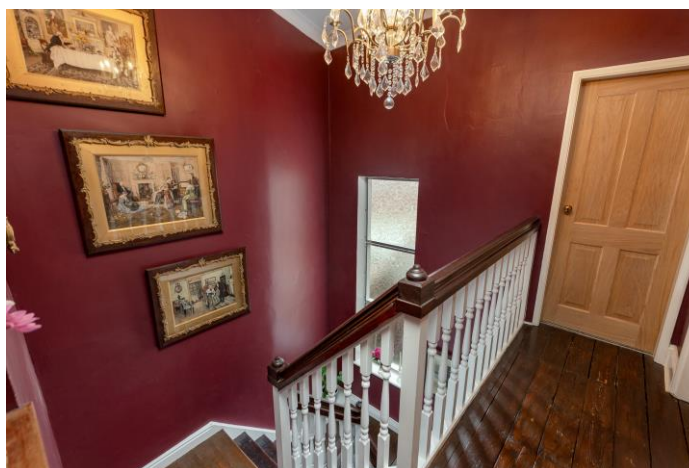
A substantial brick outbuilding (measuring approx. 8m x 4m), the former stables, benefits from a concrete floor, mezzanine level, power supply and dual access points. Planning permission for a one-bedroom dwelling was previously explored, offering exciting potential (subject to the necessary consents).

Externally, the properties enjoy three designated parking spaces to the western boundary, with further off-road parking available. No. 5 also benefits from a useful log and coal store.

GENERAL REMARKS & STIPULATIONS

VIEWING

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



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 where we can 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 initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

BOUNDARIES

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

WHAT3WORDS

[///braved.paintings.recoup](#)

FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

COUNCIL TAX

The Myers – 5 The Villas – Band C
6 The Villas – Band A

ACCESS

The property has a right of way for both vehicles and pedestrians over the access lane.

SERVICES

Both properties are separately metered. Mains Electricity. Mains water. Mains Drainage. Gas Central Heating. Broadband connection available.

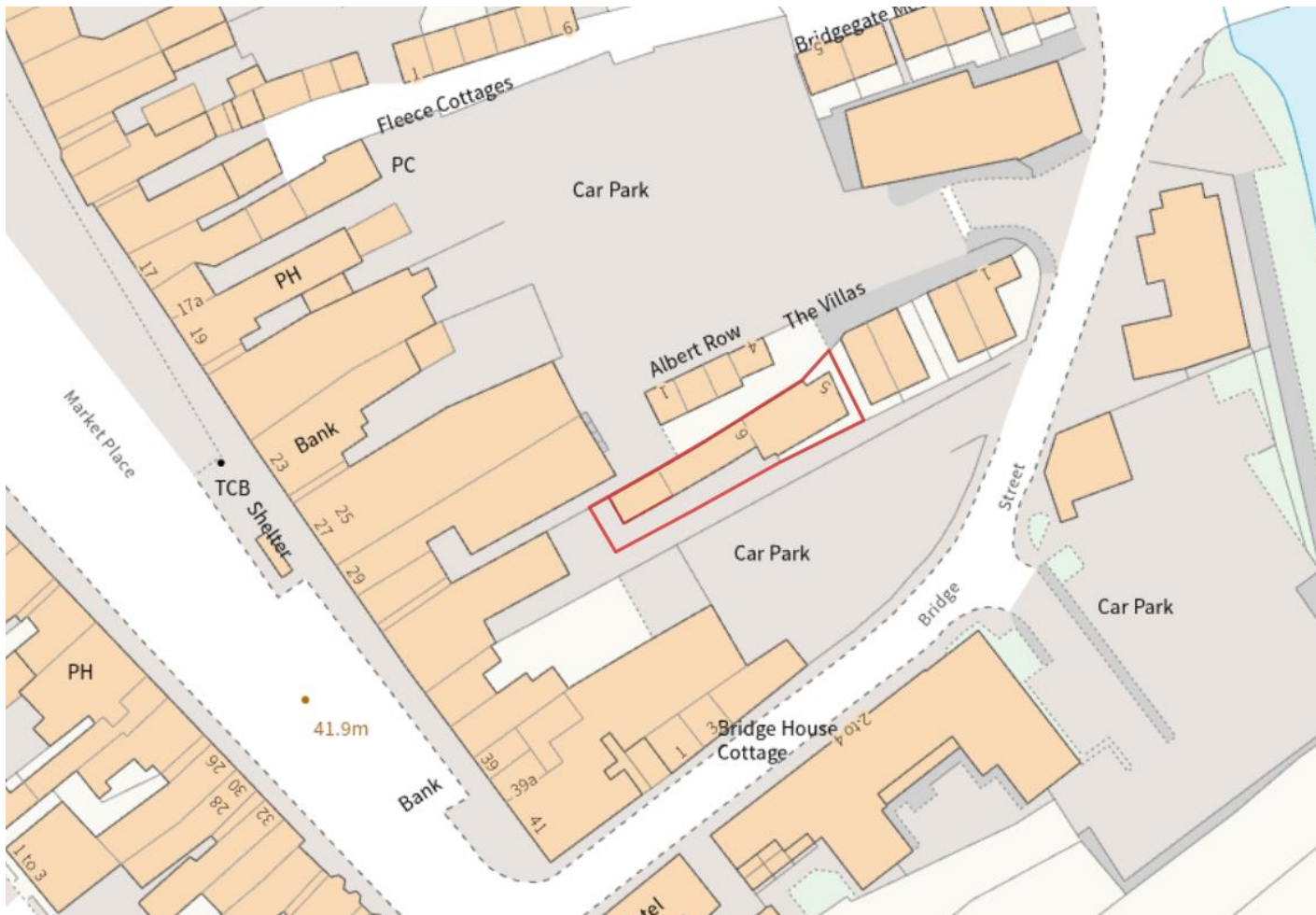
ENERGY PERFORMANCE CERTIFICATE (See Below)

The Myers – 5 The Villas
Current Rating – 63 (D)
Potential Rating – 66 (D)

6 The Villas – Band A
Current Rating – 70 (C)
Potential Rating – 75 (C)

LOCAL AUTHORITY

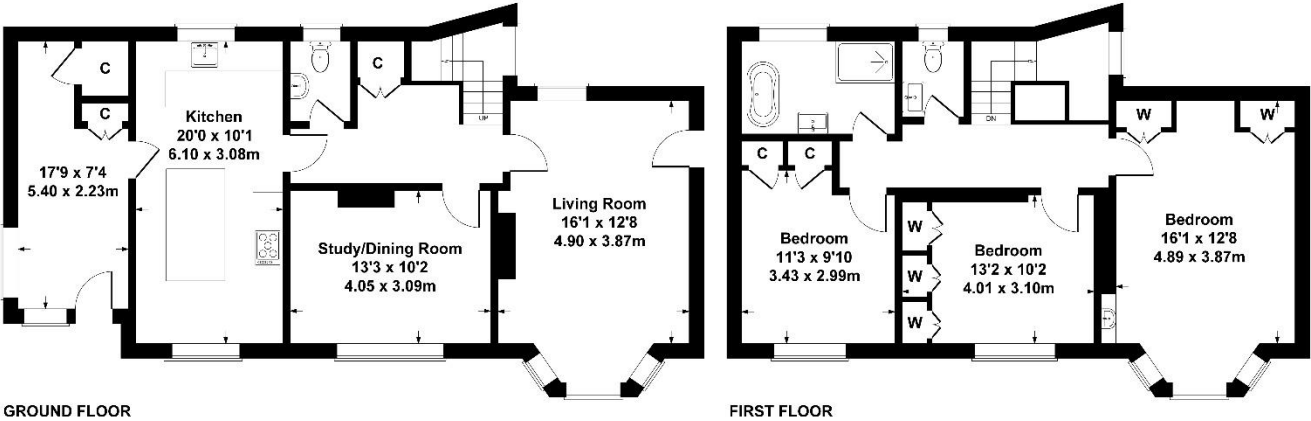
North Yorkshire Council, County Hall, Racecourse Lane,
Northallerton, DL7 8AD Tel: 01609 780780



5 The Villas, Bedale

Approximate gross internal area
House 144 sq m - 1550 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	66 D
39-54	E		
21-38	F		
1-20	G		



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

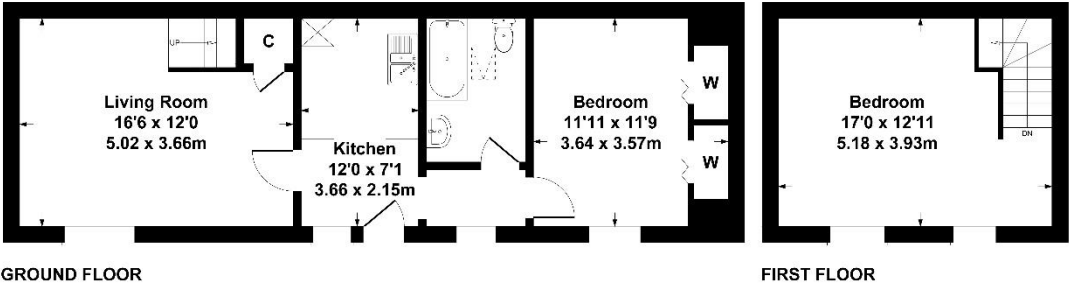
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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6 The Villas, Bedale

Approximate gross internal area
House 69 sq m - 743 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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