



The Old Chapel

Bedale Road, Newton Le Willows, North Yorkshire, DL8 1SG



Robin Jessop

A BEAUTIFULLY PRESENTED CHARACTER PROPERTY IN A SOUGHT-AFTER RURAL VILLAGE LOCATION

- Character Property
- One/Two Bedrooms
- Very Well Presented Throughout
- Low Maintenance Rear Patio
- Off Road Parking
- Ideal Full Time Home, Second Home & Holiday Let
- Viewing by Appointment Only
- Offers In Excess Of: £250,000

SITUATION

Bedale 3 ½ miles, A1(M) Interchange (Leeming Bar) 5 miles, Masham 6 miles, Leyburn 7 ½ miles, Richmond 9 miles, Teesside 35 miles, Leeds Bradford and Newcastle Airports – 1 hour approx. away, East Coast Railway Mainline – 20 minutes' drive. (All times and distances are approximate).

The Old Chapel is located in the picturesque village of Newton Le Willows. The residence sits well and is ideally located for those who wish to commute due to easy access to the A1(M) and A19. The village has its own “pop up” shop, which sells local produce, village hall and Independent School. Bedale is minutes away by car which provides a further range of amenities. These include local supermarkets, a doctors, a dentist, churches, cafes and restaurants, and primary and secondary schools and leisure centre.

DESCRIPTION

The origins of the Old Chapel date back to 1896 where it was the Primitive Methodist Chapel. Full planning permission was received in 2007 to create a fantastic character property, which the current owners have thoroughly enjoyed for the last 13 years.

The property is accessed through a large oak door, which sets the character and charm found throughout the rest of the home.



Internally, The Old Chapel features a spacious open-plan design that beautifully retains the building's heritage and historic charm with oak floors, arch windows, bespoke shutters, and beautiful beams throughout.

The ground floor extends seamlessly into the kitchen, dining, and sitting room which is flooded with natural light courtesy of the French doors that lead onto the rear patio. The kitchen is fitted with a range of contemporary white wall and base units and red glass splashback and includes integrated appliances such as cooker and five ring hob, Bosch dishwasher and a fridge freezer which is available by separate negotiation.

The sitting area is centred around the fireplace which features an oak mantel, offering a cosy and welcoming space to relax or host guests. A useful utility/cloakroom is neatly tucked away and includes both a washing machine and dryer (available by separate negotiation), as well as a WC and wash basin and convenient storage cupboards.

On the first floor, a stylishly designed mezzanine adds a versatile dimension to the home. Currently used as a home office, it could also serve well as a guest room, with generous storage cleverly concealed behind elegant panelled wardrobes

The house shower room features a large shower cubicle, WC, wash basin, heated towel rail and velux window.

The master bedroom is rich in character, enhanced by exposed oak beams, practical eaves storage, and a central arched window that floods the room with natural light.

Externally the property has the benefit of a rear low maintenance patio area filled with a number of potted plants, which is the perfect place to relax and enjoy the sun over the summer months, as well as a useful garden shed and off road parking for two vehicles.

GENERAL REMARKS & STIPULATIONS

VIEWING

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

WHAT3WORDS

[///fuzz.mothing.raking](#)

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.

FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band C.

ENERGY PERFORMANCE CERTIFICATE

Current Rating – D (62)

Potential Rating – C (72)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

SERVICES

Mains electricity. Mains water. Mains drainage. Underfloor Heating throughout Ground Floor. LPG Gas for the cooker. High speed broadband connection available. Double Glazed.

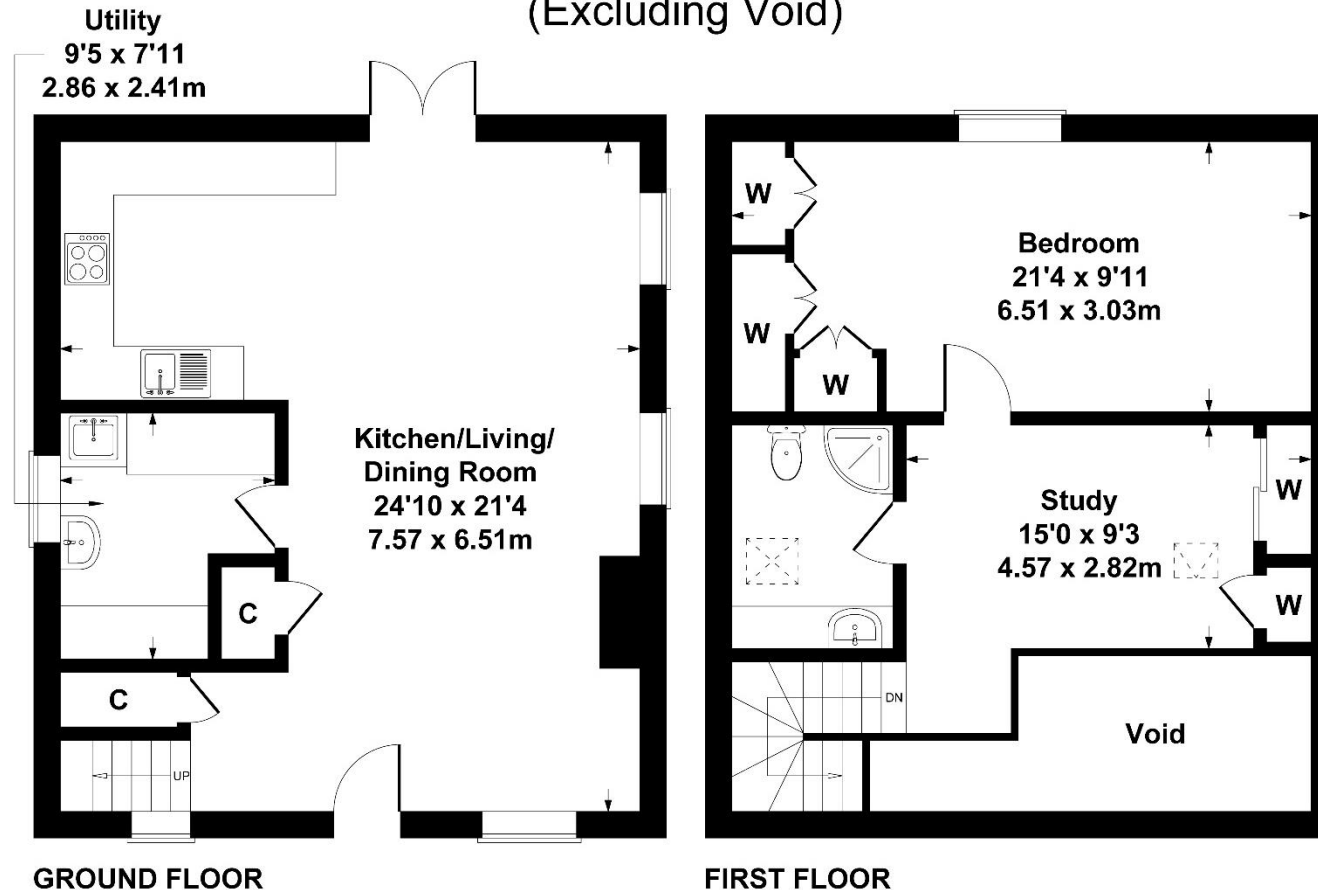
LOCAL AUTHORITY

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



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Approximate gross internal area
House 90 sq m - 969 sq ft
(Excluding Void)



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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