



NORTHROP COTTAGE

2 THE MULBERRIES | NOSTERFIELD | BEDALE | NORTH YORKSHIRE | DL8 2BY

Northrop Cottage is one of just four beautifully crafted homes within The Mulberries, offering an exclusive living experience in a rural setting. Surrounded by open countryside, this wonderful home combines contemporary design with a peaceful, natural environment, creating an ideal balance between modern convenience and the charm of countryside living.

Crafted to blend style with sustainability, this property features a modern, energy-efficient design inspired by European architectural aesthetics. Northrop Cottage integrates eco-conscious systems and materials, aligning with the developers' dedication to beautifully designed, environmentally responsible homes.

The developer, HUIS is celebrated for its innovative and sustainable construction practices, having earned recognition for its commitment to environmentally conscious design. Northrop Cottage embodies this award-winning approach, combining high-quality, sustainable design elements tailored for a contemporary lifestyle that prioritises both cost-efficiency and environmental responsibility.

ACCOMMODATION

GROUND FLOOR

- Reception hall
- Open plan living kitchen/sitting area
- Sitting room
- Utility room
- Cloakroom

FIRST FLOOR

- Landing with bespoke concealed work-station
- Principal bedroom with en-suite bathroom
- Guest bedroom
- Bedroom three
- House shower room
- Loft access

EXTERIOR

- Ample off-road parking for several vehicles
- Private gravel driveway
- Professional landscaped front and rear gardens
- Natural stone dining and entertaining terraces
- Stunning open views to the rear



GROUND FLOOR

The open-plan living kitchen is a fabulously social space, which has been designed to blend functionality with aesthetic appeal, offering a light-filled atmosphere. Expansive bi-folding doors open onto the stone-flagged terrace and gardens, providing stunning views over open farmland to the rear, creating a seamless connection between indoor and outdoor living. This expansive living space is perfect for both entertaining and everyday family life.

At the heart of the kitchen, bespoke fitted cabinetry showcases exquisite craftsmanship, complemented by high-quality quartz work surfaces that add a touch of elegance. The central island, also adorned with a quartz work surface, serves as a focal point for gatherings, offering additional storage and an inviting space for casual dining.

The combination of engineered oak flooring and underfloor heating throughout the ground floor, adds warmth and character, enhancing the overall inviting ambiance of this wonderful interior.

Every detail in this high-specification kitchen has been carefully selected to ensure both style and convenience. Cooking enthusiasts will appreciate the Bertazzoni double oven range cooker and the Smeg extractor hood, which not only provide exceptional functionality but also contribute to the kitchen's modern aesthetic.

For added convenience, the integrated fridge/freezer and integrated wine fridge make storage effortless, while the Pronteau 3 in 1 hot water tap ensures instant access to boiling water, perfect for a quick cup of tea or preparing meals.

This open-plan living kitchen epitomises modern luxury, offering a harmonious blend of design and practicality.





The inviting seating area is enhanced by bi-folding doors that open directly onto the dining terrace, creating a seamless transition between indoor and outdoor spaces. Ideal for relaxed entertaining, the area not only enriches the home's flow but also provides convenient access to the beautifully landscaped gardens, perfect for entertaining or quiet enjoyment. The expansive bi-folding doors and large picture window bring abundant natural light into the interior, brightening the space and framing picturesque views of the garden. The adjacent utility room is designed to complement the kitchen, featuring the same bespoke cabinetry and high-quality finishes for a cohesive look. It includes custom-fitted storage that seamlessly matches the kitchen's style.





The sitting room embodies a harmonious blend of comfort and craftsmanship, featuring separately zoned underfloor heating that guarantees warmth and cosiness throughout the space. This bright, dual-aspect room is thoughtfully designed for relaxation, providing an inviting atmosphere.

The engineered oak flooring enhances the room's elegance, offering a sophisticated yet practical surface for everyday living.

Oak-effect Venetian blinds adorn the front windows, effectively balancing light and privacy. Their warm finish complements the room's natural aesthetic.



Bi-folding doors seamlessly connect the sitting room to the natural stone terraces and gardens beyond, enhancing the flow between indoor and outdoor spaces. This design invites you to step outside and enjoy the tranquil surroundings, making it perfect for entertaining guests.

Whether you're basking in the sunlight or enjoying a peaceful evening, this sitting room serves as a beautiful retreat enhancing relaxation whilst connecting to the outdoors.



FIRST FLOOR

Enjoy the refined comfort of the principal and guest bedroom suites, where luxury and quality are prioritised in every detail. These rooms offer a blend of high-end finishes and thoughtful design, providing a space that's both stylish and inviting.

The first floor of this home is beautifully designed and immaculately presented, blending high-quality materials with expert craftsmanship. The staircase features an elegant oak handrail and the first-floor landing is home to a bespoke concealed work-station, showcasing thoughtful use of space and a modern approach to functionality.

The principal bedroom is both stylish and practical, with Sharps shaker-style triple fitted wardrobes providing ample storage in a seamless design. The bedroom continues the high-quality finish with Hugh McKay wool loop carpeting, adding to the room's comfortable and inviting atmosphere. Its en-suite bathroom is an oasis of luxury, fitted with Villeroy and Boch sanitary ware, a sleek double vanity unit, and chrome hardware. The travertine floor and wall tiling bring a touch of natural elegance, complemented by a backlit mirror that enhances the bathroom's ambience.

The guest bedroom includes a free-standing fitted wardrobe (available by separate negotiation) and is carpeted with the same Hugh McKay wool loop. Bedroom three also offers a well-thought-out layout, with Sharps shaker-style double fitted wardrobes, and the signature high-quality carpeting.

For added convenience, the house shower room fitted with premium Villeroy and Boch sanitary ware, a walk-in shower, and a sleek vanity unit. The floor and walls are elegantly finished in luxurious travertine tiling, complemented by a backlit bathroom mirror that adds a sophisticated touch.

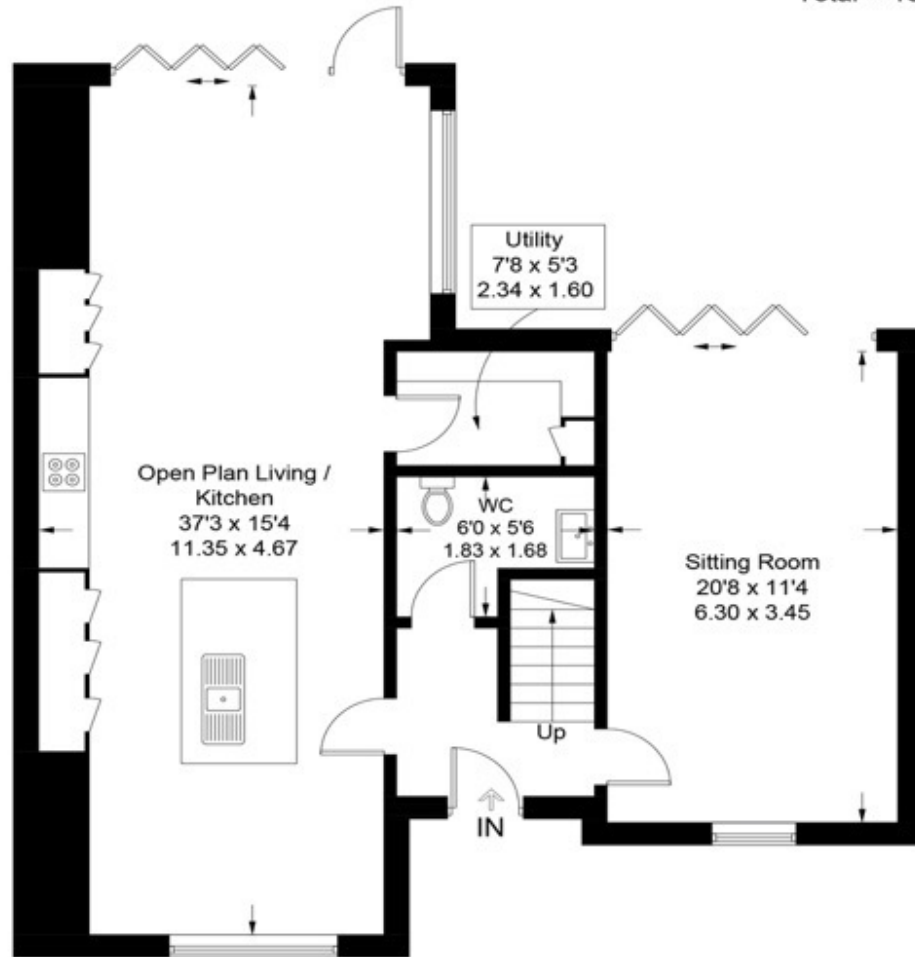
Throughout the first floor, the general décor reflects a high standard, with professional interior design and tasteful Farrow and Ball paint colours. Panelled doors in a painted finish, paired with chrome ironmongery, provide a cohesive and polished look that speaks to the quality and thoughtfulness found in every detail of this beautifully crafted home.

The loft space is fully boarded, and insulated, with a pull-down ladder and light/power connections, offering additional convenient storage.

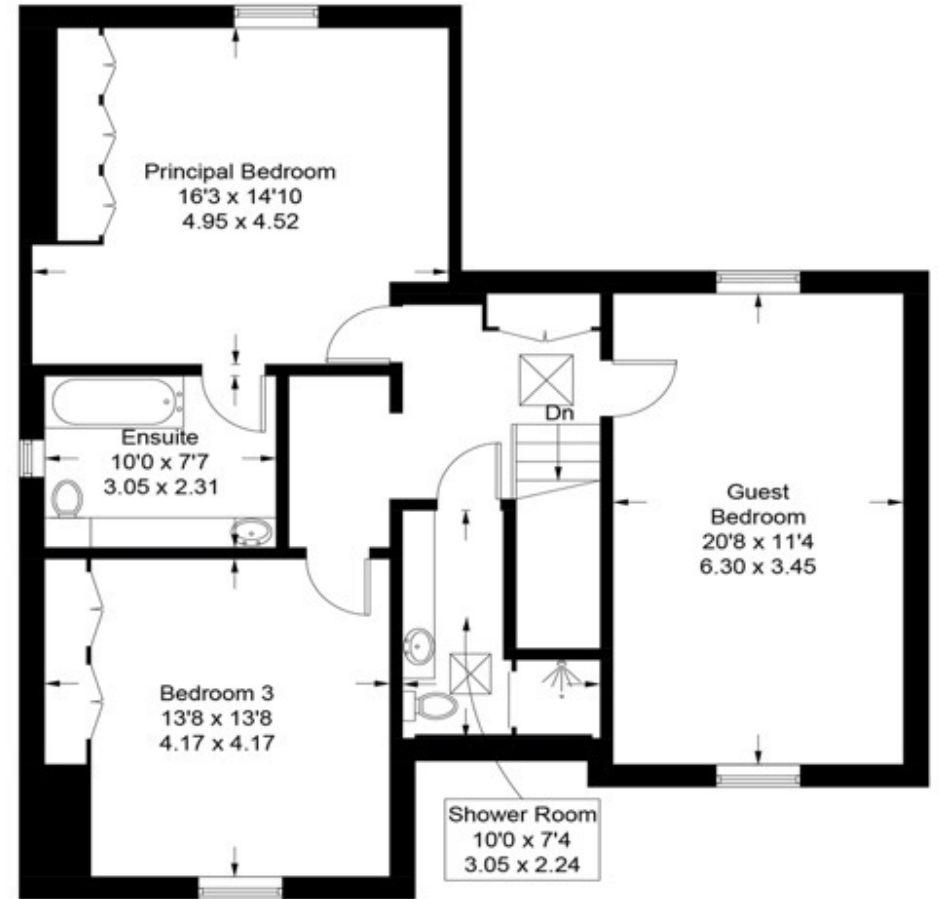


Northrop Cottage, 2 The Mulberries, Nosterfield, DL8 2BY

Approximate Gross Internal Area
Ground Floor = 937 sq ft / 87.1 sq m
First Floor = 939 sq ft / 87.2 sq m
Total = 1876 sq ft / 174.3 sq m



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



SPECIFICATION

GENERAL

- Mellow brick construction, with lime pointing
- Natural stone heads and cills
- Heritage edition grey slate roof
- Thermal insulation with double thickness Xtratherm. Cavity wall batts for increased energy efficiencies
- Internal walls in block work with some timber partitions
- Modern truss rafter roof with traditional elements of rood building
- Aluminium conservation gutters and down pipes
- Hot water underfloor heating throughout the ground floor
- Air source central heating by Nibe combined with mechanical ventilation
- Double glazed timber box sash windows, Italian sliding ground floor openings

INTERIOR

GROUND FLOOR

RECEPTION/KITCHEN/DINING

- Engineered oak flooring
- Bi-folding doors to terrace
- Bespoke fitted kitchen cabinetry with quartz work surfaces
- Central island with quartz work surface and additional storage
- Granite work surfaces
- Stainless steel sink
- Bertazonni double oven range cooker
- Smeg extractor cooker hood
- Integrated fridge/freezer
- Integrated wine fridge
- Pronteau 3 in 1 hot water tap

UTILITY ROOM

- Bespoke fitted cabinetry
- Quartz work surfaces
- Engineered oak flooring
- Space for washing machine and tumble dryer

SITTING ROOM

- Engineered oak flooring
- Oak effect venetian blinds
- Bi-folding doors to terrace

CLOAKROOM

- Villeroy and Boch white sanitary ware
- Engineered oak flooring

FIRST FLOOR

STAIRCASE AND LANDING

- Oak handrail
- Bespoke concealed desk and fitted shelving
- Hugh McKay fitted carpet in wool loop

PRINCIPAL BEDROOM

- Sharps shaker style triple fitted wardrobes
- Hugh McKay fitted carpet in wool loop

PRINCIPAL EN-SUITE BATHROOM

- Villeroy and Boch sanitary ware
- Double vanity unit
- Chrome taps and shower head
- Travertine floor and wall tiling
- Backlit bathroom mirror

GUEST BEDROOM

- Free standing fitted wardrobe by separate negotiation
- Hugh McKay fitted carpet in wool loop

BEDROOM THREE

- Sharps shaker style double fitted wardrobes
- Sanderson roman blind
- Hugh McKay fitted carpet in wool loop

HOUSE SHOWER ROOM

- Villeroy and Boch sanitary ware
- Walk in shower
- Vanity unit
- Travertine floor and wall tiling
- Backlit bathroom mirror
- Electric underfloor heating

HOUSE LOFT

- Boarded and insulated loft area with pull down ladder and light/power

GENERAL DÉCOR

- Professional interior design
- Farrow and Ball paint colours
- Panelled doors in painted finish
- Chrome ironmongery

EXTERIOR

- Gravel driveway with gravel retention system
- Stone boundary wall to front
- Pleached trees to front boundary
- Planted flower borders
- Yew and hornbeam hedges to side boundaries
- Post and rail fencing
- Natural stone dining and entertaining terrace
- Professional landscaped rear gardens with shrub borders and specimen trees
- External lighting
- Electric power socket
- Garden tap

ELECTRICS/HEATING/LIGHTING

- Mechanical ventilation system
- LED lighting
- Low energy pendant lighting
- Mains powered smoke detectors with battery back up

GARDEN AND GROUNDS

Northrop Cottage is set within beautifully landscaped gardens that seamlessly blend functionality with aesthetic appeal.

A spacious gravel driveway provides easy access and ample parking for multiple vehicles. The front of the property is bordered by an elegant low stone wall, with pleached trees lining the boundary to add a touch of greenery and create a refined approach to the home. Planted flower beds bring seasonal colour and charm, while yew and hornbeam hedges define the side boundaries, ensuring natural privacy.

To the rear, the professionally designed gardens offer a tranquil retreat, highlighted by expansive natural stone terraces ideal for al fresco dining and entertaining.

Shrub borders, willow fencing, and specimen trees further enhance the sense of privacy and provide a stunning backdrop.

The gardens also boast expansive, unobstructed views over the surrounding open farmland, creating a picturesque setting that completes the rural ambiance of this exceptional property.







LOCATION



The small rural hamlet of Nosterfield is located just three miles east of the vibrant and picturesque market town of Masham, seven miles north of the cathedral city of Ripon and four miles west of the A1(M).

The Mulberries is a stone's throw from the award-winning Freemasons Arms, a warm and friendly restaurant and public house serving excellent seasonal, locally sourced produce and championing local breweries with fine cask ales. The village is also close to many surrounding villages and market towns boasting an excellent range of amenities.

Nosterfield Nature Reserve is 150 acres of wet grassland and open water situated between the Rivers Ure and Swale, home to breeding lapwings, redshanks and even avocets, impressive numbers of wintering waterfowl, over 300 plant species and 1,500m of footpaths.

Located in the rolling countryside of Lower Wensleydale, Nosterfield provides a perfect base to explore the magnificent expanse of the Yorkshire Dales and Moors. Rivers, reservoirs and pastures, woodlands, ancient monuments and breath-taking moorland are right on the doorstep.

The nearby historic and picturesque market town of Masham has so much to offer, with its friendly and active community centred around the historic marketplace with beautiful Georgian architecture. There is a wide selection of amenities and facilities including butchers, bakers, two breweries, hairdressers, galleries, grocer and greengrocer, fine wine shop, newsagent, chemist, supermarket, petrol station and bustling twice weekly market. The town also offers great cafés, hotels, restaurants and a thriving Church of England primary school, two churches, cricket club and recreation ground.

Nearby, Swinton Park is a stunning 20,000-acre estate, known for its breathtaking landscapes, rich history, and luxurious accommodation. The estate features a magnificent Grade II* listed Georgian castle, which has been transformed into a luxury hotel and spa. Surrounded by picturesque gardens, woodlands, and pristine countryside, Swinton Park is an ideal destination for outdoor enthusiasts. The estate also boasts a farm, producing seasonal produce for its acclaimed restaurant, making it a perfect retreat.

The cathedral city of Ripon is a short distance away and has a bustling weekly market, a wide variety of shops, services and supermarkets together with public houses and restaurants, plus a leisure centre, swimming pool, racecourse, golf club, sports clubs and the renowned Ripon Grammar School. The bustling market towns of Masham, Bedale and Leyburn are also all within easy reach.

EDUCATION

Nosterfield affords access to a range of excellent educational opportunities nearby. For primary education, St Nicholas Church of England Primary School in West Tanfield is closest, just (1.7) miles away, offering a convenient option for young children. North Stainley Church of England Primary School (3.7 miles), Snape Community Primary School (3.9 miles), and Masham Church of England VA Primary School (5.2 miles) are also within easy reach.

Secondary school options include Bedale High School (7.3 miles), Outwood Academy Ripon (9.2 miles), and the highly regarded Ripon Grammar School (9.2 miles).

For private education, Aysgarth School (11 miles) and Queen Mary's School (11.8 miles) offer high-quality alternatives with strong academic and extracurricular programs. Additionally, Cundall Manor (12.4 miles) provides another excellent choice for families seeking private schooling options within the area.

CYCLING: The quiet, rural roads around Nosterfield provide excellent cycling routes, suitable for both leisurely rides and more challenging trails. Cyclists can explore routes to nearby villages like Masham, West Tanfield, and Bedale, or venture into the Yorkshire Dales for more varied terrain. The Tour de Yorkshire route also passes through this area, providing inspiring paths for experienced cyclists.

WALKING: Nosterfield Nature Reserve, located just outside the village, is a beautiful spot for walking and birdwatching, with trails that wind around wetlands and meadows home to diverse wildlife. The reserve has several paths of varying lengths, offering gentle strolls or longer walks with views of local flora and fauna. For more challenging hikes, the Yorkshire Dales National Park, with trails like the Aysgarth Falls Walk or the route to Penhill, is a short drive away.

OUTDOOR PURSUITS: The area around Nosterfield is ideal for other outdoor activities, such as fishing at the nearby River Ure or in local lakes. There are also opportunities for horse riding, with stables and bridle paths throughout the countryside. For those interested in history, the ruins of Jervaulx Abbey and the medieval village of Middleham provide scenic, historic walking paths, allowing visitors to explore both nature and heritage.

TRANSPORT LINKS

ROADS: Nosterfield benefits from a network of accessible road connections, making it easy to reach nearby towns and regional hubs in North Yorkshire.

The A1(M) motorway, located about 3 miles to the east, is the main route connecting Nosterfield to major cities like Leeds to the south and Newcastle to the north. This motorway provides convenient north-south travel across the region and links to other primary routes.

The A6108 is another significant road running close to Nosterfield, connecting the village to nearby towns such as Masham (4 miles west) and Ripon (7 miles southeast). This road provides scenic routes ideal for leisurely drives and easier access to local amenities.

The B6267 links Nosterfield to the A1(M) and Thirsk, offering a straightforward eastward route to this nearby market town and beyond.

With these routes, Nosterfield residents have easy access to Ripon, Bedale, and Masham for daily needs, schools, and amenities. The town of Thirsk is approximately 12 miles away, offering more extensive shopping, dining, and leisure options. Overall, Nosterfield is well-connected by a blend of rural roads and major routes, balancing peaceful countryside living with access to essential destinations.

TRAINS: Thirsk Station is the closest major train station to Nosterfield, located about 20 minutes away by car. Situated on the East Coast Main Line, it provides direct services to York, London, and Edinburgh. Northallerton Station is another nearby option, approximately a 25-minute drive from Nosterfield. Also located on the East Coast Main Line, it offers regular services to London, Edinburgh, and Newcastle, along with connections to cities like York, Leeds, and Darlington.

AIRPORTS: Teesside International Airport (35 miles) About 40 minutes away, offering domestic and some international flights. Durham Tees Valley Airport (35 miles) Approximately 40 minutes from Nosterfield, with services to various UK destinations. Leeds Bradford Airport (38 miles) Around a 50-minute drive, providing a wider range of domestic and international flights.



Method of Sale: The house is offered for sale by private treaty; however, the Agents reserve the right to conclude negotiations by any other means at their discretion.

Services: Mains electricity, water and drainage. Central heating supplied via Air Source heating pump. Underfloor heating throughout the ground floor

Fixtures and fittings: All items normally designated as fixtures and fittings are specifically excluded from the sale unless they are mentioned in the particulars of sale.

Covenants, Easements, Rights of Way: The property will be sold subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not.

Energy Performance Certificate: Rating B: Full copy of the energy performance certificate is available upon request.

Tenure and Possession: The property is offered for sale freehold with vacant possession upon completion.

Mileages: Masham 3.7 miles, A1(M) 4 miles, Ripon 7 miles, Bedale 7 miles, Leyburn 13 miles, (All mileages are approximate)

Buchanan Mitchell Ltd, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Buchanan Mitchell have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Buchanan Mitchell
Estate Agents

Buchanan Mitchell Ltd Chartered Surveyors & Estate Agents
5 Foundry Yard New Row Boroughbridge York YO51 9AX
01423 360055 | Info@buchananmitchell.com
www.buchananmitchell.com

rightmove



RICS

