



ROSALIE HOUSE

EXELBY | BEDALE | NORTH YORKSHIRE | DL8 2EY

A stunning and exceptionally well-presented detached residence, situated within a small development in the heart of the picturesque and community driven village of Exelby.

This beautifully designed family home offers a perfect balance of comfort and style, providing a peaceful yet convenient lifestyle just moments from the bustling market town of Bedale and with easy access to the A1(M) for seamless commuting.

Built in 2022, with sustainability in mind, the property features excellent eco credentials, including an energy-efficient air source heat pump, helping to reduce both energy costs and environmental impact.

With spacious, light-filled interiors, high-quality finishes, and thoughtful design throughout, this home is ideal for those seeking modern living in a welcoming village setting with excellent local amenities and scenic countryside surroundings.

ACCOMMODATION

GROUND FLOOR

- Entrance porch
- Reception hall
- Sitting room
- Open plan living kitchen
- Snug
- Study
- Utility room
- Cloakroom

FIRST FLOOR

- Light and spacious landing
- Principal bedroom with dressing room and en-suite shower room
- Generous guest bedroom with walk-in-warbrobe and en-suite shower room
- Two further bedrooms
- House bathroom

EXTERIOR

- Private block- paved driveway
- Ample off-road parking
- Integral garage
- Lawned gardens
- Indian Stone flagged dining terrace
- Perimeter paving

GROUND FLOOR

Rosalie House is entered through a bright and spacious reception hall, setting the tone for the stylish and well-designed interiors beyond. The ceramic floor tiles add a sleek, modern touch while being both practical and easy to maintain. The thoughtful layout of the hall ensures an excellent flow to the rest of the ground floor, seamlessly connecting the key living spaces.

Designed with modern family living in mind, the reception hall provides a welcoming and functional space, ideal for busy households. With ample room for coats, shoes, and everyday essentials, it offers both practicality and a sense of openness.





The open-plan living kitchen is a beautifully designed, light-filled, and spacious area, perfect for modern family living and entertaining. With double doors leading to the sitting room and french doors opening onto the garden, the space seamlessly connects indoor and outdoor living, creating a bright and airy environment that is both functional and stylish. The kitchen is designed with both aesthetics and practicality in mind, featuring painted fitted cabinetry, a butler sink and quartz worktops. Integrated appliances, including a fridge freezer, electric oven, microwave, hob, extractor, and dishwasher. Above and below-counter lighting enhance both ambiance and functionality, while recessed spotlights provide a sleek and modern finish.

The flooring is finished with durable ceramic tiles, which not only add to the contemporary feel but also offer practicality for busy family life.

Adjacent to the kitchen, a fully fitted utility room provides additional storage and functionality. It includes plumbing for a washing machine and tumble dryer, a stainless-steel sink, oak counter tops and ceramic tiled flooring to match the main kitchen area.



The spacious dual-aspect sitting room is bathed in natural light, creating a bright, airy, and welcoming ambiance. The ceramic tile flooring enhances the room's sleek, contemporary aesthetic while offering durability and easy maintenance—ideal for modern living. At its heart, a log-burning stove adds both warmth and character.

Further reception rooms include a versatile home office/playroom and a spacious snug, thoughtfully designed to accommodate a variety of needs. Whether serving as a dedicated workspace for remote professionals, a peaceful study area, or a playroom for children, these adaptable rooms provide practical and private spaces to suit any lifestyle.

Designed with flexibility in mind, this home effortlessly evolves to meet the changing needs of its occupants, ensuring comfort, functionality, and lasting appeal.



FIRST FLOOR

The first floor continues the home's theme of light, space, and modern elegance, offering a well-designed layout that balances comfort and practicality. The landing area is bright and airy, providing access to the beautifully appointed bedrooms and bathrooms.

The principal bedroom suite is a luxurious retreat, featuring a dressing room for excellent storage and organisation. The en-suite shower room is finished to a high specification, complete with premium white sanitary ware and stylish chrome fixtures and fittings, offering both functionality and sophistication.





The guest bedroom is equally well-appointed, benefitting from its own private en-suite shower room, ensuring a comfortable and self-contained space for visitors or family members. A family bathroom serves the remaining two bedrooms, fitted with high-quality white sanitary ware, chrome fixtures, and a sleek, modern finish. Designed with both style and practicality in mind, it offers a relaxing space with elegant fittings and thoughtful details.

The two additional bedrooms provide flexible accommodation, perfect for children, additional guests, or a home office setup. Each room is well-proportioned and filled with natural light, ensuring a comfortable and inviting atmosphere. With its generous living spaces, beautifully finished bathrooms, and well-planned layout, the first floor of Rosalie House offers the perfect blend of luxury, practicality, and timeless design.



Rosalie House, Exelby, Bedale, North Yorkshire, DL8 2EY

Approximate Gross Internal Area
Ground Floor = 1147 sq ft / 106.6 sq m
(Including Snug)
First Floor = 1143 sq ft / 106.2 sq m
Garage = 190 sq ft / 17.7 sq m
Total = 2480 sq ft / 230.5 sq m

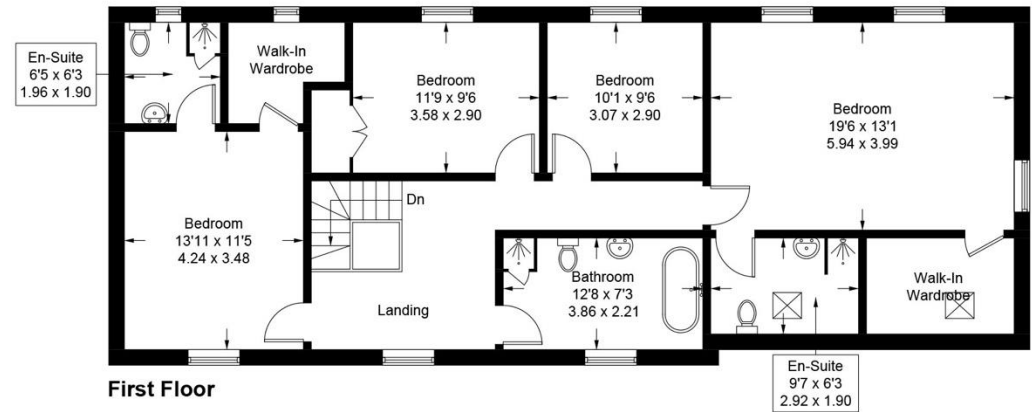
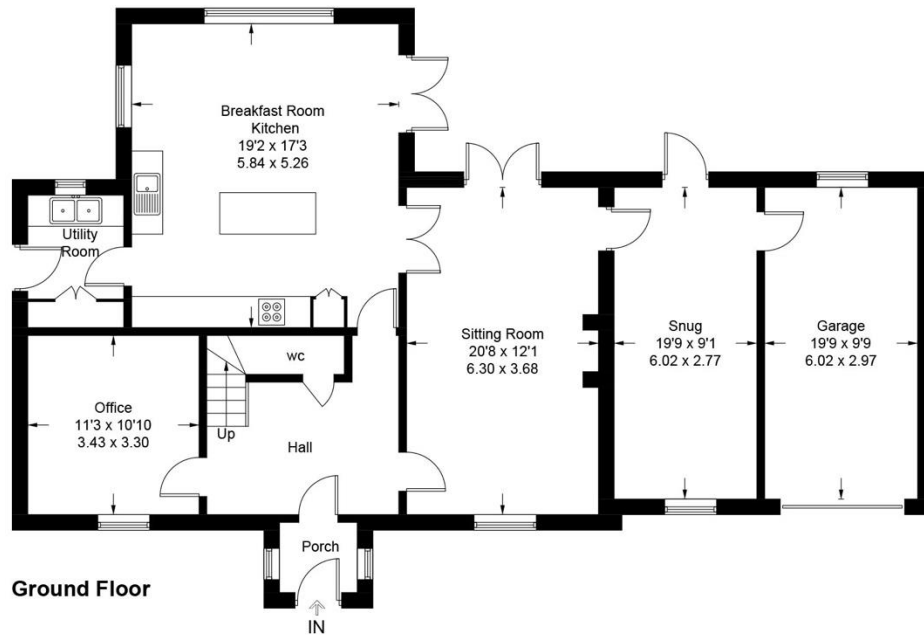


Illustration for identification purposes only,
measurements are approximate, not to scale.

SPECIFICATION



INTERIOR GROUND FLOOR

RECEPTION HALL

- Heating control panel
- Ceramic floor tiles

SITTING ROOM

- Lighting – recessed downlights
- Data cabling
- Television point
- Double sockets (white)
- Woodburning stove & chimney

HOME OFFICE

- Double socks - white
- Data connection points
- Lighting – recessed downlights

OPEN PLAN LIVING KITCHEN

- Flooring – ceramic tiled flooring
- Lighting – recessed spot lighting
- Above and below counter kitchen lighting
- Shaker style kitchen with butler sink
- Quartz worktops
- Integrated fridge freezer, oven, microwave, hob, extractor, dishwasher
- Television point (TV aerial included)
- Double socks & light switches (brushed metal)

UTILITY ROOM

- Plumbing for washing machine/tumble dryer
- Kitchen units with sink
- Flooring – ceramic tiles

FIRST FLOOR

PRINCIPAL SUITE

- Flooring – carpet
- Lighting – pendant
- Television point
- Double sockets – white

PRINCIPAL EN-SUITE & FAMILY BATHROOM

- Flooring – ceramic tiles
- Tiling includes – floor with skirting upstand to wet areas
- Lighting – recessed downlights
- Shaver sock – white
- Chrome heating towel rail
- Furniture – W.C, basin, bath with bath panel
- Electric underfloor heating

BEDROOMS

- Flooring – carpet
- Lighting – pendant
- Double sockets - white

INTEGRAL GARAGE

- Electric roller garage door with fob
- 2 x double plug sockets
- Cabling for EV charging point

EXTERNAL

- Tarmac finish to private development access road
- Turfed lawn to and rear gardens
- Block paved parking area and full perimeter Indian stone paving
- External water taps
- External electrical connections
- External lighting a front and rear
- Timber fencing



GARDENS

The gardens, grounds, and external features have been creatively designed to offer both practicality and style, enhancing the home's appeal while ensuring ease of maintenance.

A tarmac-finished private access road leads to the property, creating a smooth and well-maintained approach.

To the front, a block-paved parking area provides ample space for multiple vehicles, complemented by an integral garage, offering secure storage for cars, bicycles, or household essentials.

Full perimeter paving ensures easy access around the home, adding to its convenience and polished appearance.

The gardens have been turfed, to create a soft, green outdoor space ideal for children to play, relaxation, or entertaining. Timber fencing encloses the area, providing both privacy and security.

For added convenience, the property includes an external water tap, ideal for garden maintenance and car washing, along with an external electrical connection, allowing for outdoor appliances, lighting, or decorative features.

Front and rear external lighting further enhances safety and usability, illuminating pathways, entrances, and outdoor seating areas.

With its combination of well-planned landscaping, quality finishes, and practical additions, the gardens, grounds, and integral garage of Rosalie House create a functional yet stylish outdoor environment, perfect for modern living.



LOCATION

EXELBY

Exelby is a picturesque and popular village situated on the edge of Wensleydale within the beautiful stunning countryside of The Yorkshire Dales. In 2018, the residents of Exelby, alongside community investors, purchased the village pub, The Green Dragon, revitalising it as the Exelby Green Dragon (EGD). This establishment now features a deli-café, high-quality lodging, and a community garden funded by a lottery grant. Serving as a community hub, the EGD hosts local groups and a folk club, embodying the village's strong community spirit.

There are an abundance of scenic walks and country pursuits accessible from your doorstep. It is situated in the Hambleton District close to the thriving market towns of Bedale, Masham and Leyburn.

Bedale is just two miles from the village and is a vibrant market steeped in history and surrounded by picturesque countryside. With its bustling market square, historic buildings, and friendly atmosphere, Bedale offers residents a quintessential English town experience.

Market Town Charm: Bedale's market square is the focal point of the town, hosting regular markets and events. Visitors can explore the charming mix of independent shops, cafes, and pubs that surround the square.

Historic Landmarks: The town is home to several historic landmarks, including Bedale Hall, a Grade I listed building with beautiful gardens, and St. Gregory's Church, a medieval church with impressive architectural features.

Local Amenities: Residents enjoy a range of local amenities, including supermarkets, schools, healthcare facilities, and leisure activities.

Schools: Burneston and Bedale primary schools. Bedale High School for secondary education.

Sports and Recreation: Bedale and its surrounding area offer a variety of sports and recreational activities for residents and visitors of all ages.

Bedale Leisure Centre: The leisure centre boasts a 25-meter swimming pool, perfect for both leisurely swims and fitness training. The centre has a fully equipped gym with a range of cardio and strength training equipment. It also offers a variety of fitness classes, including yoga, Pilates, and spin.

Golf Course: Bedale Golf Club offers an 18-hole, par 70 parkland course set in the beautiful Yorkshire countryside. The club welcomes golfers of all abilities and has a friendly and welcoming atmosphere.

Outdoor Recreation: Bedale Park: The town's park offers a range of facilities, including tennis courts, a children's play area, and open green spaces for picnics and leisure activities.

Walking and Cycling: The surrounding countryside provides plenty of opportunities for walking and cycling, with a network of footpaths and cycle routes to explore.

Sports Clubs and Societies: Bedale AFC: The town's football club competes in local leagues and welcomes players of all ages and abilities.

Bedale Cricket Club: The cricket club has teams for both adults and juniors and offers coaching and competitive matches throughout the season.

Bedale Bowling Club: The bowling club has excellent facilities and welcomes new members of all ages.

Events and Festivals: Bedale Sports Festival: A highlight of the town's calendar, the sports festival includes a range of activities and events for all ages, including sports tournaments, fun runs, and family-friendly entertainment.

TRANSPORT LINKS

Roads Exelby benefits from excellent road links, making it a convenient location for commuters and travelers.

A1(M) Motorway – The village is just half a mile west of the A1(M) (Junction 51), providing fast and direct access to key destinations such as Leeds, York, Newcastle, and London.

Bedale Bypass (A684) – The nearby A684 connects Exelby to Bedale, Northallerton, and the scenic Yorkshire Dales, making it easy to explore the region.

Local Roads – Well-maintained country roads link Exelby to surrounding villages, market towns, and rural attractions, ensuring a balance of peaceful village living with excellent connectivity.

With these strong transport links, Exelby is ideal for those who want countryside charm while staying well-connected to major towns and cities.

Trains: The nearest train stations to Exelby are:

Northallerton Railway Station (Approx. 9 miles east)

A major station on the East Coast Main Line, offering direct services to London Kings Cross, Edinburgh, Newcastle, Leeds, and Manchester. Operated by LNER, TransPennine Express, and Northern.

Thirsk Railway Station (Approx. 14 miles southeast)

Another stop on the East Coast Main Line, with services to key cities including York, London, and Newcastle.

Served by LNER and TransPennine Express.

Airports: Teesside International Airport (MME) – Approx. 22 miles northeast

Offers domestic and international flights, including destinations in Europe.

Convenient for short-haul travel and business flights.

Leeds Bradford Airport (LBA) – Approx. 38 miles southwest

A major regional airport with flights to the UK, Europe, and some long-haul destinations.

Good for both leisure and business travel.

Newcastle International Airport (NCL) – Approx. 60 miles north

Offers a wide range of domestic, European, and long-haul flights.

Well-connected via the A1(M) for easy access.



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. Air source heating.

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: Bedale 2 miles, A1 (M) 2.5 miles, Northallerton 9 miles, Thirsk 12 miles, Ripon 12 miles, (All mileages are approximate)

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