



CHAPEL HOUSE

TOFTS LANE | EXELBY | BEDALE | NORTH YORKSHIRE | DL8 2HF

Situated on the edge of the popular and picturesque village of Exelby, near the thriving market town of Bedale, this extraordinary converted period Chapel offers an unparalleled blend of historic charm and contemporary family living.

Meticulously and painstakingly restored by the current owners, the Chapel has been transformed into a truly stunning four-bedroom family home, showcasing an exquisite balance of character and style. The open-plan ground floor is both impressive and inviting, featuring a wealth of period features that lend the home immense charm and atmosphere.

Designed with modern living in mind, the space flows effortlessly and is flooded with natural light, making it perfect for entertaining, family life, or simply enjoying the peaceful rural surroundings. Every detail of the restoration has been carefully considered to preserve and enhance the heritage of the building while introducing high-quality, contemporary finishes throughout.

This is a rare opportunity to own a beautifully reimagined piece of history in a sought-after village location, with open views, a welcoming community, and easy access to nearby amenities and transport links.

ACCOMMODATION

GROUND FLOOR

- Oak framed storm porch
- Entrance hall
- Open plan sitting room
- Open plan dining kitchen
- Snug
- Boot room
- Utility room
- Cloakroom

FIRST FLOOR

- Galleried landing
- Principal bedroom with dressing room and en-suite bathroom
- Generous guest bedroom
- Two further double bedrooms
- House bathroom

EXTERIOR

- Private driveway
- Off-road parking
- Integral garage
- Lawned gardens
- Indian Stone flagged dining terrace
- Perimeter paving

GROUND FLOOR

As you step through the handcrafted oak door into the entrance hall, you are immediately greeted by a sense of warmth, quality, and thoughtful design. This inviting space features engineered oak flooring, soft ambient light, and subtle period details and high-quality ironmongery - all setting the tone for the exceptional home beyond.

Directly ahead, a pair of beautifully crafted oak sliding doors draw you through into the heart of the home - the impressive open-plan sitting room. Bathed in natural light from full-height glazed doors and multiple windows, this expansive space has been designed for both comfort and impact. A suspended contemporary log-burning stove forms a striking central focal point, while alcove shelving adds both character and functionality. The room flows effortlessly with clearly defined areas for lounging, dining, and entertaining, all set against a backdrop of rich materials, timeless finishes, and open views to the village and countryside beyond.









The open-plan kitchen and dining room is a bright, stylish space that blends traditional charm with modern functionality. The kitchen is thoughtfully designed with bespoke cabinetry in a soft heritage tone, complemented by granite work surfaces, engineered oak flooring and a deep ceramic butler sink set beneath a large window that floods the room with natural light and frames views of the surrounding greenery. The space is as practical as it is stylish, featuring a classic AGA cooker as its centrepiece, together with a range of integrated appliances, including a dishwasher and fridge freezer, all discreetly built in to maintain the room's clean lines and elegant aesthetic.

Flowing naturally from the kitchen, the dining area offers generous space for family meals or entertaining, with ample room for a large dining table. The continuity of design, oak floors, and decorative period details gives the entire space a cohesive and timeless feel. Finished with elegant antler-style light fittings and heritage-style doors, this room is the true heart of the home -stylish, practical, and filled with light and warmth.

Opening directly from the kitchen, the snug offers a peaceful and cosy retreat that's perfect for reading, working, or simply unwinding. Bathed in natural light from a large multi-pane window overlooking the surrounding greenery, this inviting space balances comfort with character.

The room features the same warm oak flooring as the rest of the ground floor, creating a sense of continuity, while subtle period details and a feature display shelf - enhance the traditional feel. A beautifully crafted, full-height fitted bookcase spans the far wall, providing ample storage for books and ornaments lending the room a quiet, library-like charm.

Ideal as a home office, reading room, or simply a private spot to relax, the snug is a versatile and elegant addition to the living space, thoughtfully positioned just off the kitchen for easy access yet offering a sense of retreat.

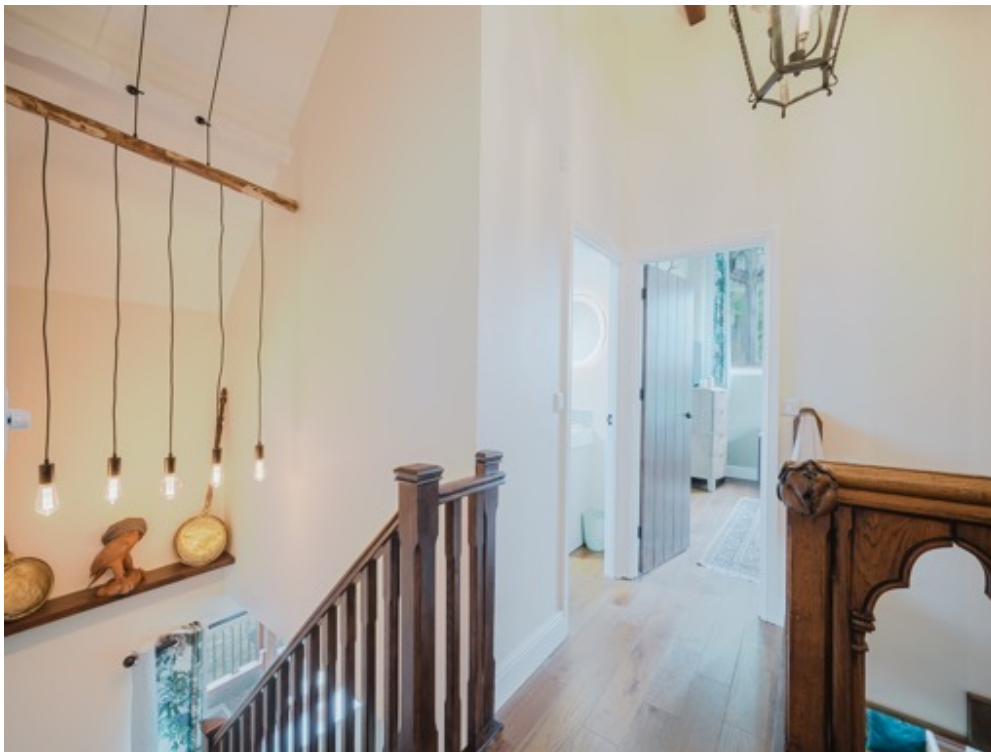
Completing the ground floor accommodation is a stylish cloakroom, finished with high-quality fittings, and a useful boot room, perfect for storing coats, shoes, and everyday essentials. These practical spaces have been seamlessly integrated into the layout, ensuring both elegance and efficiency in daily living.



The handcrafted oak staircase rises gracefully from the ground floor, leading to the impressive first-floor landing showcasing the exceptional character and craftsmanship of this converted chapel. The staircase itself is finished in rich, warm oak with traditional spindles and a solid handrail, offering both elegance and a sense of permanence. Carefully restored and reimagined, it perfectly reflects the building's original Gothic architecture while feeling fresh and contemporary.

The landing opens out into an impressive gallery-like space, filled architectural interest. Original chapel features - including striking carved timber balustrades, soaring ceilings, exposed beams, and decorative corbels, combine beautifully with feature lighting and crisp, neutral finishes. Overhead, bespoke pendant lights and wrought iron lanterns draw the eye upwards, enhancing the vertical drama of the space and highlighting the intricacy of the ceiling's original wooden detailing.

From here, doors lead to the principal bedrooms and bathrooms, while the elevated viewpoint allows glimpses back down to the open-plan living space below, reinforcing the connection between the Chapel's historic fabric and its stylish, modern-day layout.





FIRST FLOOR

The principal bedroom is a stunning sanctuary, combining dramatic period architecture with elegant modern comfort. Set beneath a vaulted ceiling with exposed beams, it features a striking Gothic-style arched window with stained glass and a large skylight that floods the space with natural light. Oak flooring and soft tones create a calm, restful atmosphere, while the generous proportions allow space for both a king-size bed and seating area.

Adjoining the bedroom is a beautifully finished en-suite bathroom with a freestanding roll-top bath, separate shower, and contemporary vanity, all set beneath exposed beams and a characterful arched window. Completing the suite is a fully fitted dressing room, offering bespoke storage and a private, practical touch to this luxurious space.





The spacious guest bedroom exudes comfort and elegance, with generous proportions that easily accommodate a king-sized bed and a stylish seating area. Bathed in natural light from its dual aspect and dormer windows, the room offers a tranquil outlook and a restful atmosphere. Rich oak flooring and subtle architectural details further enhance the sense of quality.

Two further double bedrooms are equally well-appointed, showcasing the property's exceptional attention to detail. Vaulted ceilings with exposed oak beams add architectural drama, while oversized roof windows flood the spaces with light.

The house bathroom is a beautifully curated space, combining classic elegance with contemporary sophistication. A freestanding designer bathtub is perfectly placed beneath a large roof window. High-end fixtures, including a sleek vanity unit with polished hardware and artisan tiling, complement the exposed structural timbers to create a bathroom that is as luxurious as it is characterful.



Chapel House, Exelby, Bedale, DL8 2HF

Approximate Gross Internal Area
Ground Floor = 1031 sq ft / 95.8 sq m
First Floor = 1084 sq ft / 100.7 sq m
Garage = 186 sq ft / 17.3 sq m
Total = 2301 sq ft / 213.8 sq m
(Including Void)

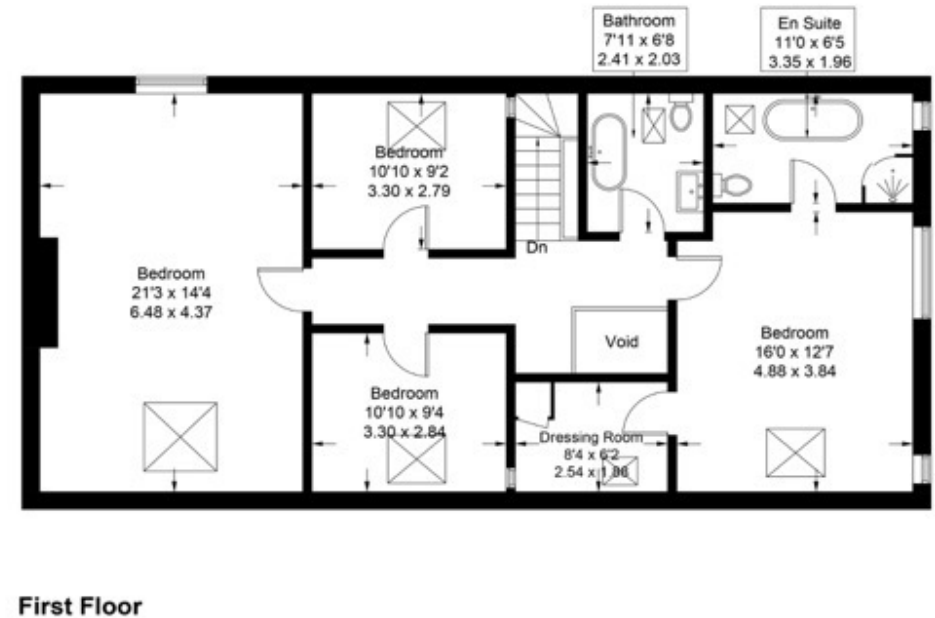
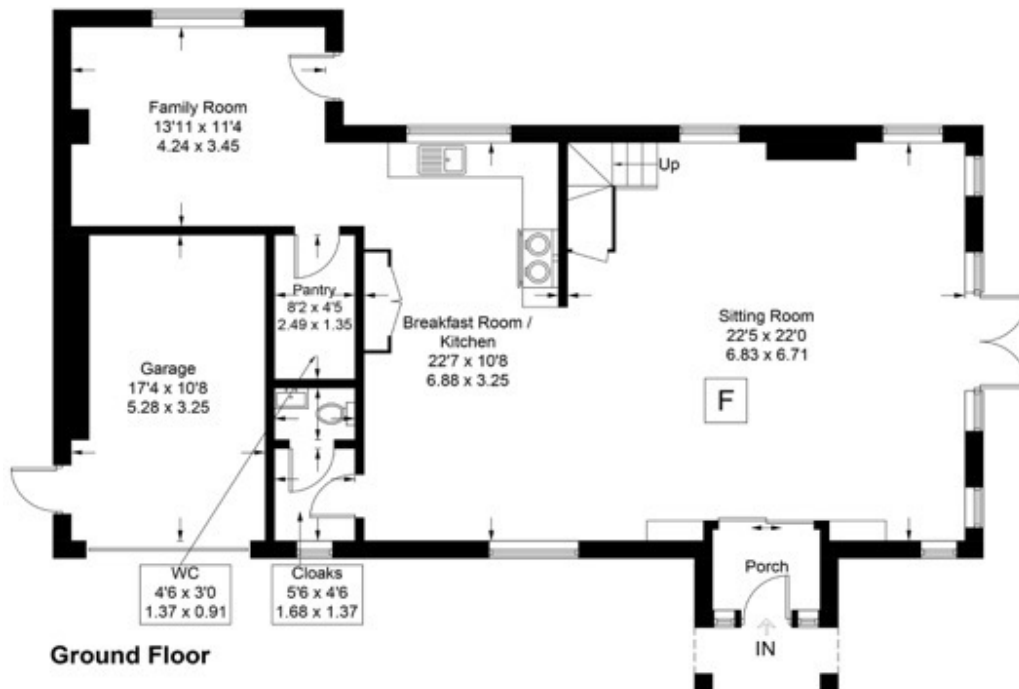


Illustration for identification purposes only, measurements are approximate, not to scale.







EXTERIOR

Chapel House presents a striking external presence, blending traditional character with refined modern styling. The white rendered façade is accented with heritage stone quoins, mullioned window surrounds and historic founder stones, evoking the building's ecclesiastical past while offering superb kerb appeal.

Elegant timber-framed windows and bespoke oak double entrance doors contribute to the warm, artisanal charm of the architecture.

The property is set behind imposing wrought-iron gates, which open to a landscaped front garden laid to lawn and bordered by heritage stone pillars and walling. An expansive Indian sandstone terrace wraps around the property, providing an elegant space for outdoor dining and enjoying the tranquil village setting. Decorative planters, garden lighting and wrought-iron fencing add structure and character, with uninterrupted views across open countryside beyond.

To the side, an integral garage with a timber-effect door offers secure parking and additional storage. Complementing this, there is off-road parking, together with a useful hard-standing area, ideal for storing bins, logs, and other outdoor equipment.

These practical additions are seamlessly incorporated into the design, enhancing the home's overall functionality without compromising its elegance.



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 accommodation, 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.

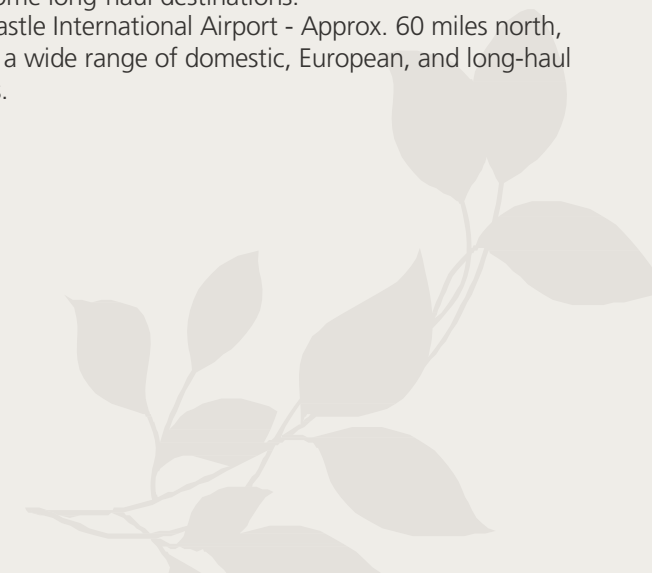
Local Roads – Well-maintained country roads link Exelby to surrounding villages, market towns, and rural attractions, ensuring a balance of peaceful village living with excellent connectivity.

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 – Approx. 22 miles northeast, offers domestic and international flights. Convenient for short-haul travel and business flights. Leeds Bradford Airport - Approx. 38 miles southwest Is a major regional airport with flights to the UK, Europe, and some long-haul destinations. Newcastle International Airport - Approx. 60 miles north, offers a wide range of domestic, European, and long-haul 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, Oil fired central 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 D: 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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