



APPLE GLADE

18 PARK DRIVE | MASHAM | NORTH YORKSHIRE | HG4 4HY

This well-designed detached family home seamlessly blends light, space, and flexibility. Tailored for modern living, it offers adaptable accommodation that caters perfectly to today's lifestyle needs.

Bathed in natural light, the living spaces are brought to life, creating a welcoming and vibrant atmosphere throughout the home.

Apple Glade is set within expansive, gardens and grounds, offering a quiet retreat in a highly sought-after residential location.

The property enjoys a tranquil setting while being just a short, pleasant walk from the vibrant town centre, combining the best of peaceful living with convenient access to local amenities.



ACCOMMODATION

GROUND FLOOR

- Reception hall
- Open plan sitting room and dining room
- Breakfast kitchen
- Snug
- Garden room
- Guest double bedroom
- Study/bedroom 5
- Utility room
- Shower room
- Cloakroom
- Storage cupboard

FIRST FLOOR

- Light and spacious landing
- Principal bedroom with fitted wardrobes
- Generous double bedroom with fitted wardrobes
- Further bedroom
- House bathroom
- Eaves Storage

EXTERIOR

- Private, gated driveway
- Ample off-road parking with electric vehicle charging
- Hobbies room/studio
- Workshop
- Double garage with solar panels
- Front lawned gardens
- Expansive rear gardens
- Dining terrace
- Seating areas

GROUND FLOOR

Welcome to Apple Glade, where you enter via the half-glazed entrance door that immediately invites natural light into the generous reception hall. The hallway sets the tone for the home, offering a bright and airy introduction to the property.

As you step inside, the well-planned layout seamlessly flows, guiding you into the expansive ground-floor reception rooms.





The spacious open-plan sitting room and dining room, is bathed in natural light from dual aspect windows overlooking front garden and to the side of the property. A stone and wood-framed fireplace, feature a gas fire and stone hearth, serving as a warm focal point of this lovely living space, making it an ideal space for relaxation and entertaining. This bright and inviting room also accommodates a large dining area, perfect for family meals and social gatherings. A door conveniently leads from the dining space into the kitchen, enhancing the flow of the home.



The kitchen/breakfast room combines contemporary style with practical functionality. A comprehensive range of stylish base and wall cabinets provide ample storage, keeping everything neatly organised, while the plentiful worksurfaces offer generous room for meal preparation. Modern, high-quality appliances are integrated into the design, including a built-in electric oven, convection hob, and extractor fan, ensuring effortless cooking. Additionally, the kitchen is equipped with an integrated fridge/freezer, dishwasher, and a stainless-steel sink unit with a drainer and mixer tap. The kitchen opens into a useful utility room/boot room with matching fitted cabinetry and space for a washing machine and tumble dryer.



The ground floor accommodation is further elevated by the addition of the snug, a welcoming and intimate space designed for relaxation. This versatile room offers endless possibilities, whether you envisage it as a cosy TV lounge, a quiet home office, or a personal retreat, the snug radiates a sense of warmth and tranquility.

A glazed entrance from the snug leads to a spacious garden room, allowing for a further dining/entertaining space. This lovely addition is flooded with natural light and offers views and direct access to the gardens and grounds.





The ground floor accommodates two comfortable bedrooms, offering flexibility for family members, guests, or as currently utilised, a home office.

Additionally, the property includes a stylish cloakroom and shower room, complete with a modern double shower cubicle, wash hand basin, and WC, all set against a backdrop of tastefully tiled floors and walls, creating a sleek and contemporary feel.





FIRST FLOOR

The first-floor accommodation is accessed by the stylish timber staircase leading to a fabulous galleried landing with solid pine flooring. The principal bedroom is a spacious and light-filled haven, offering a tranquil retreat with an abundance of natural light and honeyed pine flooring, enhancing the room's airy atmosphere. A range of fitted wardrobes provides ample storage.

In addition, there are two further bedrooms, each offering comfort and versatility, perfect for family members and guests. These rooms benefit from plenty of light and space, creating a welcoming environment.

The spacious family bathroom serves as a luxurious sanctuary, complete with a tile-enclosed bath and a separate shower cubicle, a sleek wash hand basin, and a modern WC. Thoughtfully designed with both form and function in mind, the bathroom is an ideal place to refresh and unwind

The first floor also offers significant eaves storage space, ensuring that practicality is seamlessly woven into the home's design.

Apple Glade, 18 Park Drive, Masham, HG4 4HY

Approximate Gross Internal Area

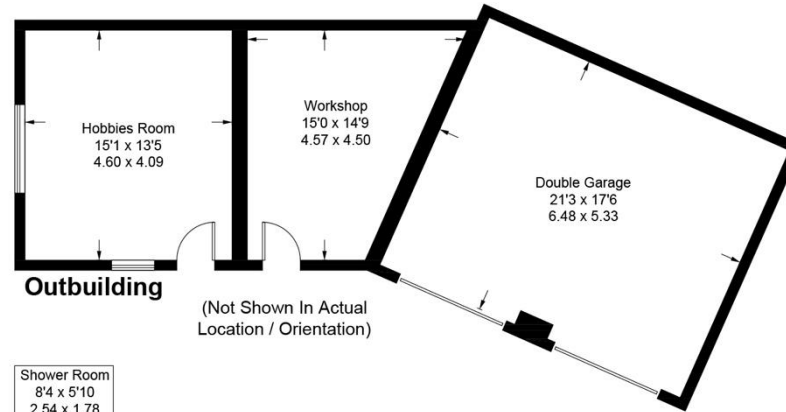
Ground Floor = 1506 sq ft / 139.9 sq m

First Floor = 1267 sq ft / 117.7 sq m

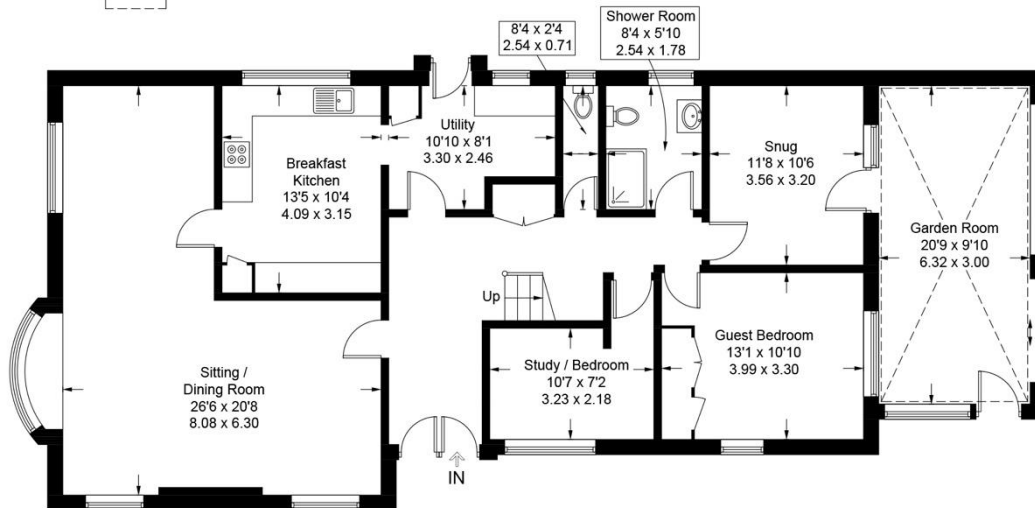
Garage / Outbuilding = 779 sq ft / 72.4 sq m

Total = 3552 sq ft / 320.0 sq m

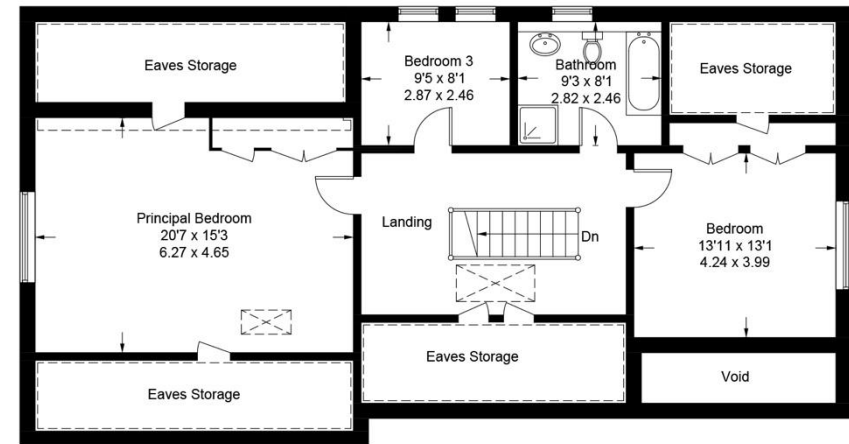
(Including Eaves Storage & Excluding Void)



= Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

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







GARDEN AND GROUNDS

Apple Glade is approached via a private gated drive with ample off-road parking for several vehicles. To the front of the property, you are greeted by a well-maintained garden area laid to lawn, offering a welcoming first impression. The rear gardens and grounds are primarily laid to lawn, with well-stocked borders and a variety of soft fruit trees. The garden also boasts two generously sized stone flagged terraces—the first is located, directly to the rear of the property and the other positioned at the far end of the garden. These terraces are perfect for relaxing, with the one closest to the house being ideal for outdoor dining, barbecues, and entertaining guests. In addition to the outdoor space, there is a detached double garage block, offering ample parking and storage options. The garage also features significant loft storage and solar panels on the roof, contributing to the property's energy efficiency.

Adjoining the garage, are two additional rooms one is currently used for storage and the other as a hobbies room/sewing room. However, these versatile rooms offer possibilities and could easily be transformed into a home gym, workshop, or even converted into an annexe, subject to the usual planning permissions. The property is also equipped with an EV charge point, adding a modern and eco-friendly touch to this lovely home.





SETTING

Apple Glade is situated in Park Drive, Masham, a tranquil and desirable residential setting.

Nestled in a well-established no through road, this highly sought-after location offers the perfect blend of peaceful living with the convenience of being mere moments away from the heart of town.

Its proximity to The Market Place ensures that residents can enjoy easy access to local shops, cafes, restaurants, and the community's bustling activities, all while benefiting from the quiet and privacy that Park Drive provides.

This prime setting makes it an ideal choice for those seeking a quiet rural retreat without compromising on ease of accessibility.

LOCATION

MASHAM

Location

Masham is a picturesque market town located in the heart of North Yorkshire, renowned for its idyllic countryside setting within the Yorkshire Dales. With its charming blend of historic architecture and scenic landscapes, Masham offers the perfect balance between peaceful rural living and access to nearby towns and cities. It's an ideal base for those who enjoy outdoor activities, from hiking and cycling in the Dales to exploring the rich cultural heritage of North Yorkshire.

Amenities

Masham boasts a variety of local amenities catering to both residents and visitors. The town is famous for its traditional market square, where weekly markets sell local produce, crafts, and goods. Masham is also home to two renowned breweries—Theakston and Black Sheep—offering brewery tours and a taste of the region's ale heritage. There are several independent shops, cafes, and restaurants, along with cosy pubs serving local fare. For families, the town offers a primary school, health services, and recreational facilities, including parks and sports clubs. The thriving community spirit is reflected in its annual festivals and events, such as the Masham Sheep Fair.

EDUCATION

Masham and its surrounding areas provide access to a number of excellent educational facilities, ranging from primary schools to secondary institutions, catering to families seeking a well-rounded education for their children. The region offers a mix of local village schools, larger academies, and independent options including:

Masham Community Office & Nursery School

Masham also offers early years education at the local nursery, providing a safe and stimulating environment for pre-school children.

Masham Church of England Primary School Bedale High School

Located in the heart of Masham, this small yet vibrant school offers a nurturing and community-focused environment for children aged 4 to 11.

Kirkby Malzeard Church of England Primary School

Just a short drive from Masham, this school serves the village of Kirkby Malzeard and surrounding areas.

Grewelthorpe Church of England Primary School

Situated in the nearby village of Grewelthorpe, this small village school prides itself on fostering a supportive environment where children can thrive.

Ripon Grammar School

Around a 20-minute drive from Masham, Ripon Grammar School is a highly regarded selective secondary school with a long-standing reputation for academic excellence. It serves students aged 11 to 18, offering both day and boarding options.

Outwood Academy Ripon

Also located in Ripon, this secondary academy serves students aged 11 to 18 and is part of the Outwood Grange Academies Trust.

Bedale High School

Located approximately 12 miles from Masham, Bedale High School is a well-respected non-selective secondary school that serves students aged 11 to 16.

Just a short distance from Masham, Aysgarth School is a prestigious independent preparatory school for boys aged 3 to 13.

Queen Mary's School

Located around 30 minutes from Masham, Queen Mary's is an independent day and boarding school for girls aged 3 to 16, with a co-educational nursery and pre-prep department.

Key Points of Interest in Masham and Surrounding Area

Masham Market Square

Just a short stroll from Apple Glade, Masham's historic market square is a hub of activity, surrounded by charming shops, cafés, and pubs. The square hosts regular weekly markets, offering fresh local produce, crafts, and handmade goods. It's a lively focal point of the town, perfect for a leisurely afternoon.

Theakston and Black Sheep Breweries

Masham is home to two of Yorkshire's most famous breweries—Theakston Brewery and Black Sheep Brewery. Both offer guided tours where visitors can learn about the rich brewing heritage of the area and enjoy tastings of traditional ales. The breweries also feature excellent visitor centres, restaurants, and gift shops.

Masham Golf Club

For those who enjoy outdoor leisure, Masham Golf Club provides an 18-hole golf course surrounded by beautiful countryside views. It's a popular spot for local residents and offers a friendly, welcoming atmosphere for players of all skill levels. A short drive from Masham, [Hackfall Woods](#) Hackfall Woods is a stunning natural reserve known for its ancient woodland, waterfalls, and hidden follies. It offers scenic walking trails that lead through rich wildlife habitats and overlooks the River Ure. Hackfall is perfect for nature enthusiasts and anyone seeking peace in a beautiful, serene environment.

Swinton Estate

The nearby Swinton Estate is one of Yorkshire's most famous country estates, boasting 20,000 acres of scenic countryside. Swinton Park, a luxury hotel and spa, is situated on the estate, offering fine dining, wellness treatments, and a range of outdoor activities, including fishing, falconry, and clay pigeon shooting. It's also home to the Swinton Cookery School, where food lovers can take part in hands-on culinary workshops.

Jervaulx Abbey

A short drive from Masham, Jervaulx Abbey is a partially ruined Cistercian monastery set within a tranquil parkland. The abbey is privately owned but open to the public, offering serene walks through the picturesque ruins and lush grounds. Jervaulx's tearoom is a delightful stop for visitors, serving homemade cakes and refreshments.

The Yorkshire Dales National Park

Masham is on the doorstep of the stunning Yorkshire Dales National Park, making it an ideal base for exploring one of the UK's most beautiful natural landscapes. With miles of walking and cycling trails,

Fountains Abbey & Studley Royal Water

A UNESCO World Heritage Site located near Ripon, Fountains Abbey and Studley Royal offer visitors a breathtaking mix of medieval abbey ruins and an 18th-century water garden. This vast site is perfect for a day out, with historical architecture, beautifully landscaped gardens, and scenic woodland walks.

Nidderdale Area of Outstanding Natural Beauty (AONB)

Just beyond Masham lies the Nidderdale AONB, an area known for its stunning moorland, valleys, and reservoirs. Popular activities here include walking, cycling, and birdwatching. The AONB is also home to unique attractions such as the Coldstones Cut, a massive stone sculpture with panoramic views over the surrounding landscape.

TRANSPORT LINKS

Road

Masham is well-connected by road, making it easily accessible from various parts of the region. The A6108 runs through the town, providing direct routes to nearby Ripon and Leyburn. The A1(M) motorway is around a 20-minute drive away, offering connections to major cities such as Leeds, York, and Newcastle. Whether commuting for work or leisure, Masham's road links provide convenience for car travel throughout the region and beyond.

Rail

While Masham does not have its own railway station, nearby stations provide excellent rail connections. Northallerton Station is around a 30-minute drive away and offers regular services on the East Coast Main Line to destinations including London, Edinburgh, and York. Harrogate station is also within reasonable driving distance, providing links to Leeds, York, and further afield.

Airports

For international and domestic air travel, Masham is conveniently located within driving distance of several major airports. Leeds Bradford Airport is approximately 40 miles away, offering flights to various UK and European destinations. Teesside International Airport and Newcastle International Airport are also easily accessible, each within about an hour's drive, providing further travel options to a range of global destinations.



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. Gas 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 6 miles, A1 (M) 7 miles, Ripon 10 miles, Leyburn 10 miles, Richmond 14 miles, Northallerton 14 miles, Thirsk 15 miles (All mileages are approximate)

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