



Green Gables

Exelby, Bedale, North Yorkshire, DL8 2EZ



Robin Jessop

A SUBSTANTIAL DETACHED HOUSE REQUIRING REFURBISHMENT IN A CENTRAL VILLAGE LOCATION WITH GARDENS & GARAGING

- Substantial Detached House
- Four Double Bedrooms
- Updating Required Throughout
- Wrap Around Gardens
- Driveway Parking
- Large Double Garage with Workshop
- Popular Central Village Location
- No Onward Chain
- Guide Price: £450,000

SITUATION

Bedale 2 miles. Northallerton 8 miles. A1(M) Interchange 1 mile. Thirsk 10 miles. Ripon 10 miles. Harrogate 24 miles. Teesside 25 miles. (All distances are approximate).

Green Gables stands well within the centre of the village with access off the main street and nearby to the popular eating pub 'The Green Dragon'. Exelby is a popular residential village conveniently situated west of the A1(M) and within easy reach of the popular market towns of Bedale and Northallerton. Both towns have a weekly market and a wide range of shops, facilities and amenities including schooling, leisure centres and a golf course.

The proximity to the A1(M) also brings the larger centres of Teesside, Newcastle, Leeds and York within commuting distance.

DESCRIPTION

Green Gables is a large, detached house of traditional, rendered construction. The property requires refurbishment throughout and offers an excellent blank canvas opportunity in the centre of a popular and accessible village to create a fantastic family home.

The property has accommodation extending to 1938ft² which comprises of a large reception hall with a turned staircase leading



up to the first floor, two reception rooms including a living room with an attached small conservatory, dining room with an open fire and a kitchen diner. The kitchen has a selection of fitted units with space for appliances and a dining area together with a utility area which is plumbed for a washing machine, and a rear porch.

Completing the ground floor is a double bedroom with a wet room ensuite. However, this room could equally be used as another reception room or home office.

To the first floor there are three further bedrooms which are all well proportioned and enjoy views across the village and gardens. The first floor is finished off by a house bathroom with a separate WC.

Externally, the property is complemented by wrap around gardens which are fully enclosed and private with a large lawn, established trees and a number of flower beds. There is a double garage with workshop area providing excellent storage, plus two smaller outbuildings and driveway parking for multiple cars.

Overall, Green Gables offers an excellent opportunity to purchase a large home requiring updating with significant potential to create a fantastic family home in a popular village location. An early viewing is advised to appreciate the potential.

GENERAL REMARKS & STIPULATIONS

VIEWING

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

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.



BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

WHAT3WORDS

///curls.display.energetic

FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band F.

SERVICES

Mains electricity. Mains water. Mains drainage. Night storage heating.

LOCAL AUTHORITY

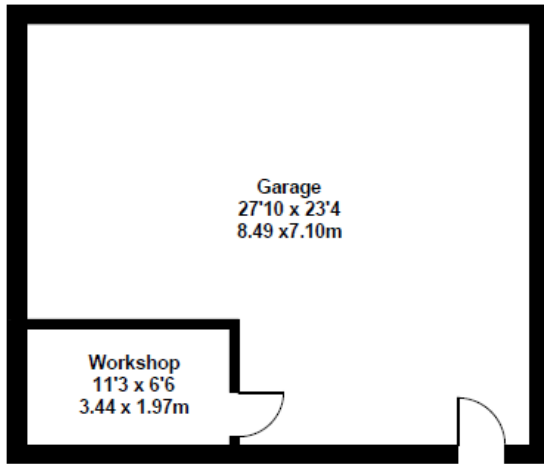
North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD



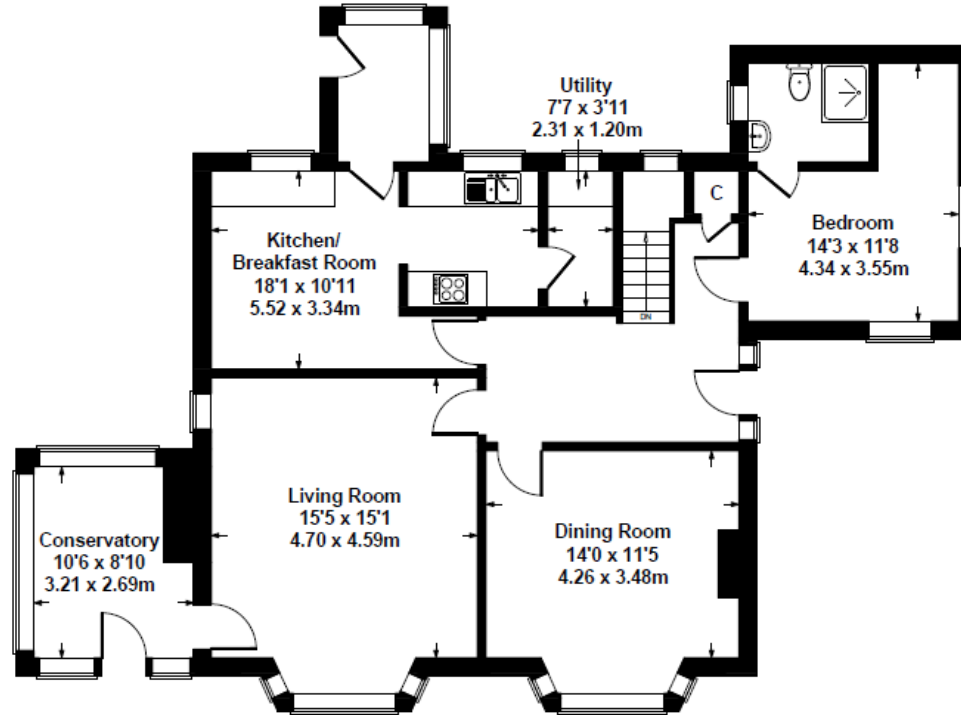
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E		
21-38	F	30 F	
1-20	G		

Green Gables, Exelby

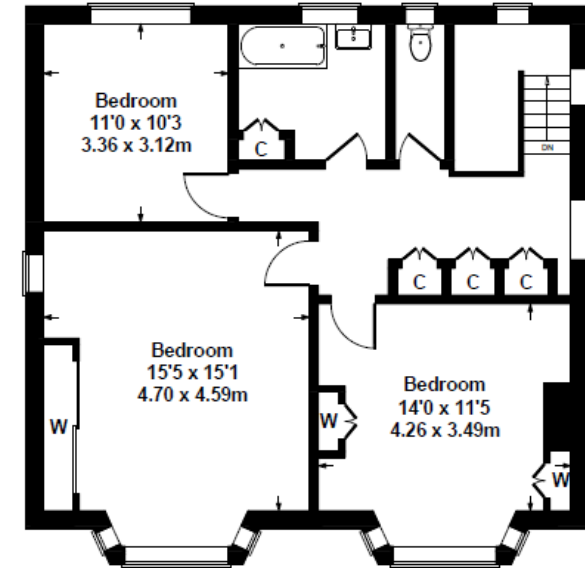
Approximate gross internal area
 House 180 sq m - 1938 sq ft
 Outbuilding 60 sq m - 646 sq ft
 Total 240 sq m - 2584 sq ft



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

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.

Produced by Potterplans Ltd. 2026

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