

NOVE

Derlen, Kirklington

Bedale

Guide Price £550,000

Derlen

Kirklington, Bedale

Derlen is a four bedroom detached house occupying a generous plot on the edge of the village of Kirklington, a few miles south of Bedale in the Vale of Mowbray. Originally a bungalow, the property has been substantially extended and transformed through a full roof raise, creating a spacious two storey home with 165 square metres of accommodation arranged across two floors. The result is a house with considerably more internal volume than its footprint might suggest, and one that benefits from open field views to both front and rear.

The accommodation is well-balanced, with three reception rooms on the ground floor alongside a kitchen with dining space, and four bedrooms upstairs, the principal of which has a private en suite. A fourth bedroom enjoys direct access to a rear balcony with open countryside views, and a separate additional plot included within the sale approximately doubles the total land holding, incorporating a detached triple garage with power and lighting and a substantial gated yard.

Kirklington is a quiet North Yorkshire village set within the Vale of Mowbray, surrounded by open agricultural land and within easy reach of the market towns of Bedale, Thirsk, Ripon, and Northallerton. The village has a traditional character with a mix of period and post-war housing, open aspects, and a strong sense of community. It sits within the wider North Yorkshire countryside that draws buyers seeking a rural lifestyle without isolation, and the surrounding area offers good walking, cycling, and equestrian opportunities.

For commuters and those needing wider connections, the A1(M) is readily accessible, placing Thirsk, Ripon, and Northallerton all within a comfortable drive. Leeds and York are reachable within the hour, and the East Coast Main Line at Northallerton provides direct rail services to both London and Edinburgh. The combination of a genuine village setting with practical transport links makes Kirklington a well-positioned choice for those relocating from urban areas or looking to settle further into the North Yorkshire countryside.

Council Tax band: D

Tenure: Freehold





Entrance Hall

A genuinely generous entrance hall that sets the tone for the house. Laid with oak flooring and featuring oak-faced internal doors throughout, the space is wide enough to move freely between rooms without the pinch-point feel common in houses of this size. A carpeted staircase rises to the first floor, with ground floor WC off the hall and natural light drawing through from the front door glazing.

Living Room

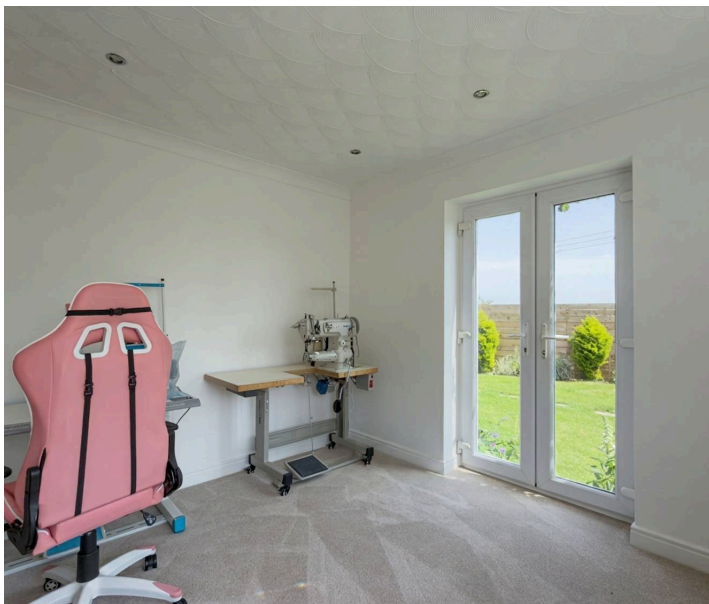
18' 0" x 13' 0" (5.49m x 3.96m)

The principal reception room is a well-proportioned space anchored by a broad bay window to the front, with leaded light detailing to the upper panes and open field views beyond. A cast iron fireplace with an ornate surround forms the natural focal point of the room. Recessed lighting and a ceiling fan fitting add to the practical comfort of the space.

Snug

13' 11" x 10' 8" (4.24m x 3.24m)

Currently in use as a home office and hobby room, this is a versatile ground floor space that would work equally well as a playroom, second sitting room, or quiet study. French doors open directly to the side garden, bringing in good natural light and a sense of connection to the outside. A side-aspect window with leaded light detail to the upper pane adds further brightness. Recessed spotlights and carpet throughout.



Dining Room

13' 11" x 11' 3" (4.25m x 3.43m)

A dedicated dining room with a rear-aspect window framing open field views across the countryside beyond. A fireplace with oak surround provides a focal point opposite the window, and a ceiling rose with pendant light fitting adds a degree of formality to the space. Carpet throughout, with recessed spotlights supplementing the pendant. A room that works well for everyday family dining and more considered entertaining alike.

Toilet

Set off from the hall is a handy ground floor W.C with toilet and basin.

Kitchen

14' 0" x 12' 5" (4.27m x 3.78m)

A well-proportioned kitchen with space for a dining table alongside the fitted units, giving it an informal breakfast room quality alongside its practical function. Cream shaker-style cabinets run on three aspects with a range cooker and extractor hood as the centrepiece, complemented by integrated dishwasher and space and plumbing for washing machine. A rear-facing window above the sink draws in natural light and looks out to open countryside beyond. Tile effect flooring throughout. The kitchen represents the room with the most scope for a buyer to put their own stamp on the property, with the footprint and layout already working well.

Garage/Utility

Adjoining the main house and accessed from the side, the single garage is plumbed to allow relocation of utility functions should a buyer wish to free up space within the kitchen. It represents a practical option for those wanting a dedicated utility or boot room without the need for structural work. The garage has a first floor space, ideal for storage.



First Floor Landing

A well-proportioned landing giving access to all four bedrooms and the family bathroom. Grey carpet, white-painted balustrade to the stairwell, and a bright, neutral finish throughout.

Principal Bedroom

17' 5" x 14' 5" (5.32m x 4.40m)

The principal bedroom is a substantial room benefiting directly from the raised roof conversion, with a vaulted ceiling line that gives the space a distinctive, open quality rarely found in a house of this scale. Built-in wardrobes provide generous storage, and recessed spotlights run the full length of the ceiling. Carpet throughout, with a front-facing window. A private en suite shower room completes the accommodation on this level. A room with real presence.

En Suite

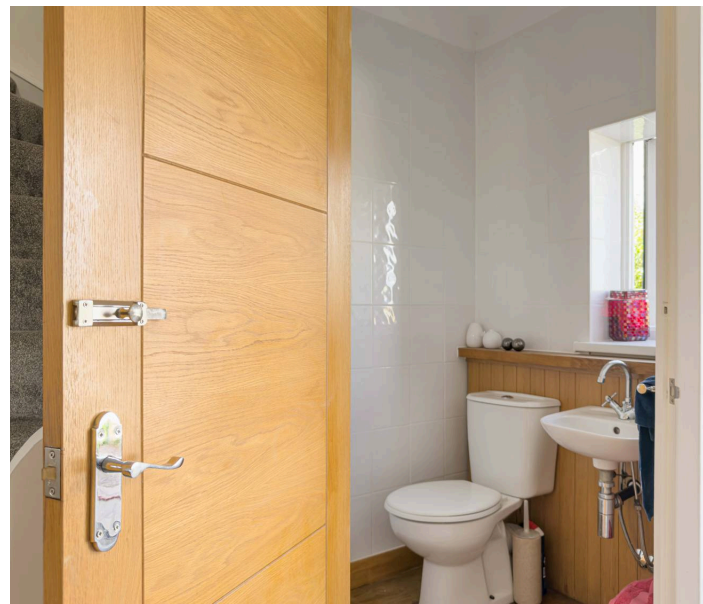
7' 5" x 6' 7" (2.25m x 2.00m)

A well-appointed en suite serving the principal bedroom, fitted with a shower enclosure, wash basin with vanity unit beneath, and WC. A Velux rooflight floods the room with natural light, complemented by oak-effect wall panelling to the upper half and white tiling below. Wood-effect flooring and recessed spotlights complete the finish.

Bedroom Two

13' 11" x 11' 10" (4.23m x 3.61m)

A well-proportioned double bedroom with a vaulted ceiling line reflecting the character of the conversion. A rear-facing window frames open field views across the countryside, giving the room a sense of space and outlook well beyond its footprint. Built-in wardrobes provide good storage, and recessed spotlights illuminate the room throughout. Carpet throughout.





Bedroom Three

13' 5" x 11' 0" (4.09m x 3.36m)

A bright, front-facing double bedroom with a vaulted ceiling and a window with leaded light detailing to the upper pane, looking out over open fields. The room is well-proportioned and presented in a neutral, ready-to-occupy condition. Recessed spotlights and carpet throughout.

Bedroom Four

13' 7" x 11' 3" (4.14m x 3.42m)

The fourth bedroom is a well-appointed room with a private WC, built-in wardrobes, and wood-effect vinyl flooring throughout. The standout feature is direct access to the rear balcony via a glazed door, from which open field views stretch out across the countryside beyond the garden. Whether used as a guest room, teenager's room, or home office, the balcony access and private facilities give this room a character and independence that belies its footprint. Recessed spotlights and vaulted ceiling line continue the theme established throughout the first floor.

Bathroom

12' 3" x 8' 6" (3.73m x 2.58m)

The family bathroom is fitted with a panelled bath with overhead rainfall shower and glazed screen, pedestal wash basin, and WC. White tiling with a grey mosaic border detail runs around the bath and basin surround, with wood-effect vinyl flooring beneath. A rear-facing window frames open field views across the countryside, bringing natural light into the room.



GARDEN

The spacious garden wraps along the front of the property and along the side, offering a range of lawns, mature shrubs and plants, running around to the rear, gravelled seating area with stunning views over open fields.

YARD

Adjoining the property is a separate plot, purchased independently by the current owners, but included in the sale. This spacious plot houses a detached, triple garage/workshop and is mainly laid to lawn with large gated entrance to the road. used for vehicle storage currently but would work well for development if needed, subject to planning approval, or to be integrated within the garden space for Derlen to offer an abundance of outside space for enthusiastic gardeners.

GARAGE

Single Garage

GARAGE

Triple Garage

Triple size garage

DRIVEWAY

3 Parking Spaces





▼ Ground Floor

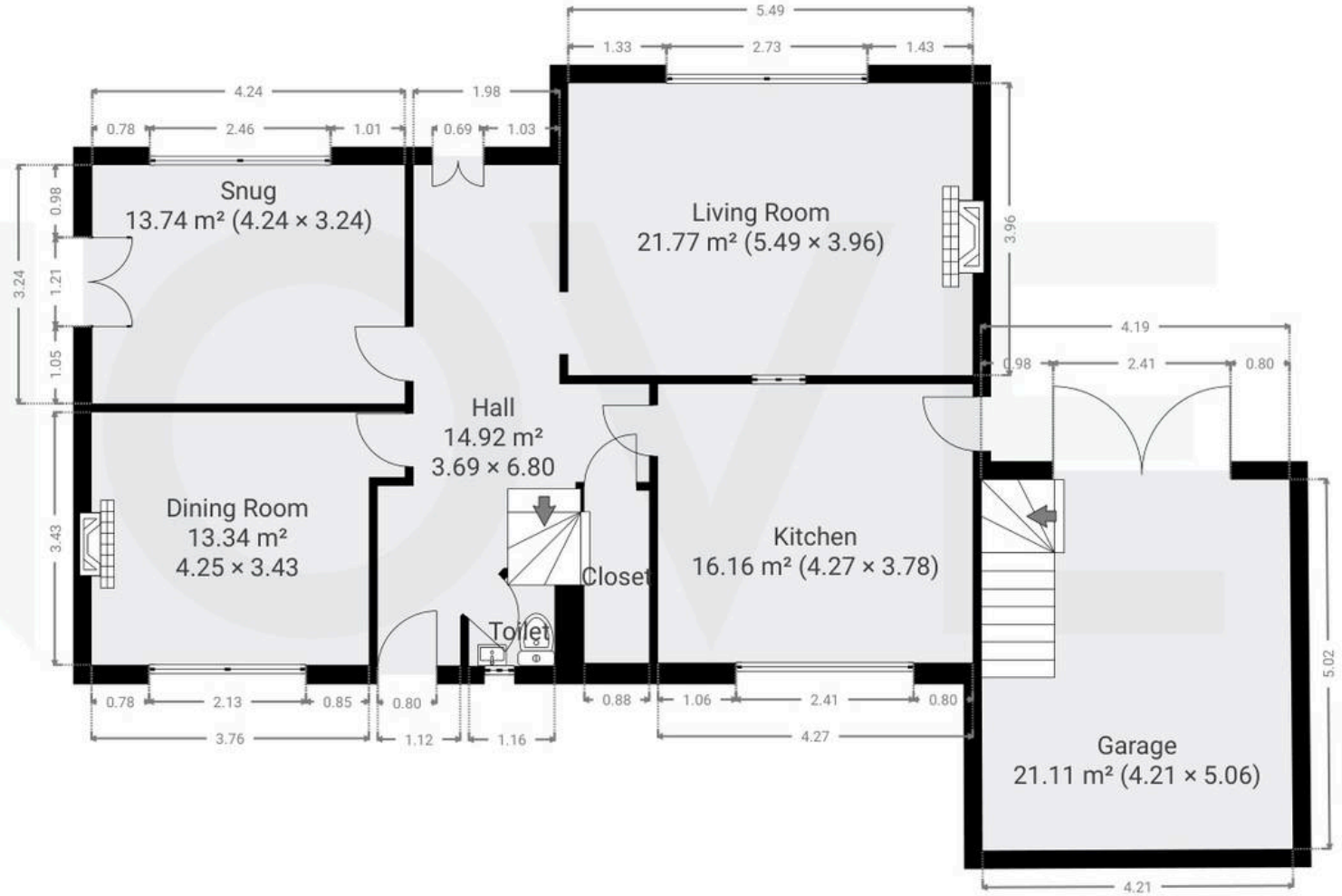
TOTAL AREA: 104.31 m² • LIVING AREA: 83.20 m² • ROOMS: 8

Derlen

SUBMITTED BY
Nove Property
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☎ 01845470047

CREATED ON
28 May 2026

DETAILS
Total area: 186.23 m²
Living area: 165.12 m²
Floors: 2
Rooms: 21



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▼ 1st Floor

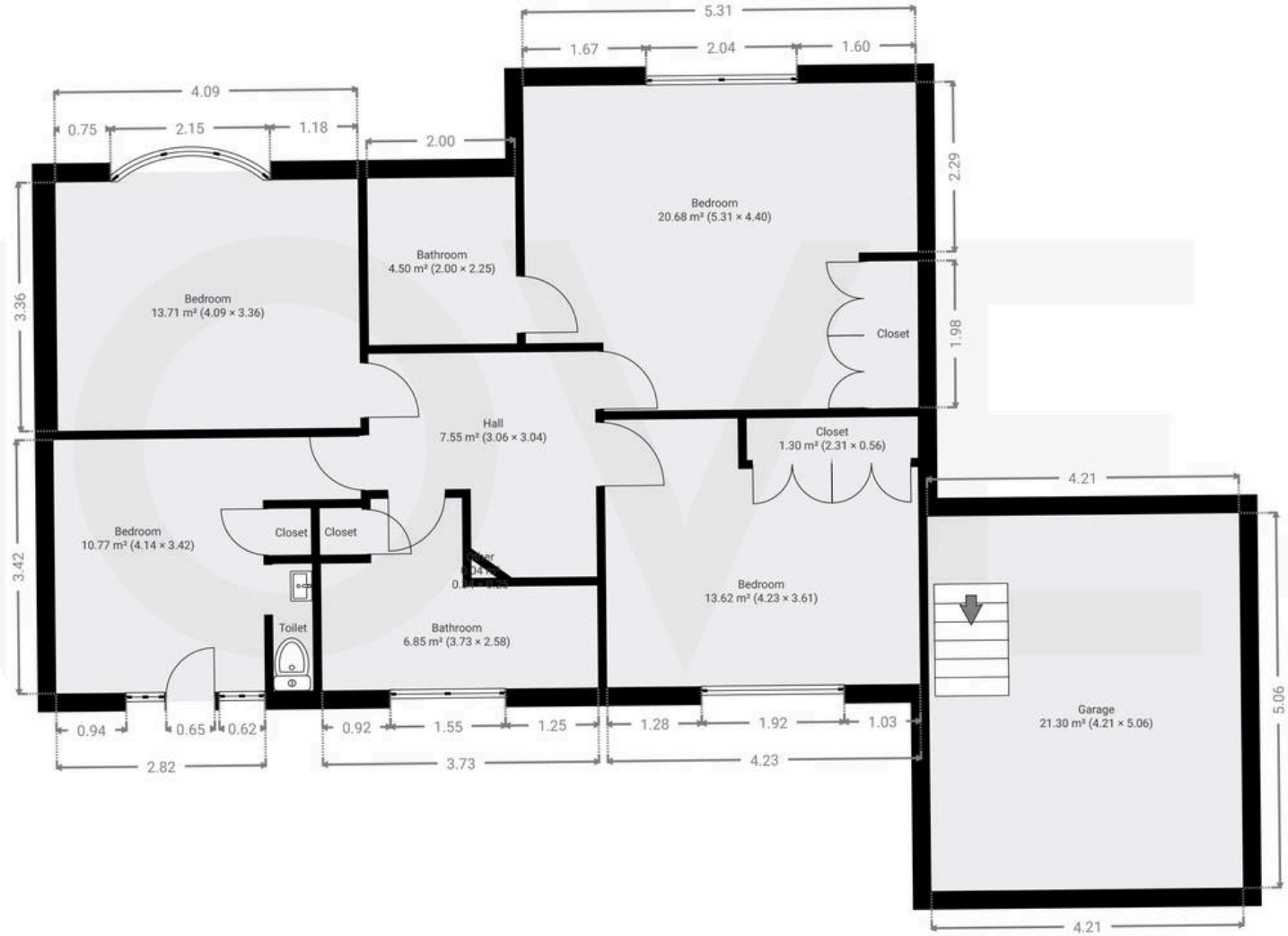
TOTAL AREA: 103.17 m² · LIVING AREA: 81.87 m² · ROOMS: 14

Derlen

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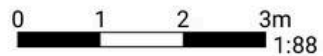
CREATED ON
28 May 2026

DETAILS
Total area: 207.49 m²
Living area: 165.07 m²
Floors: 2
Rooms: 22



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▼ Ground Floor

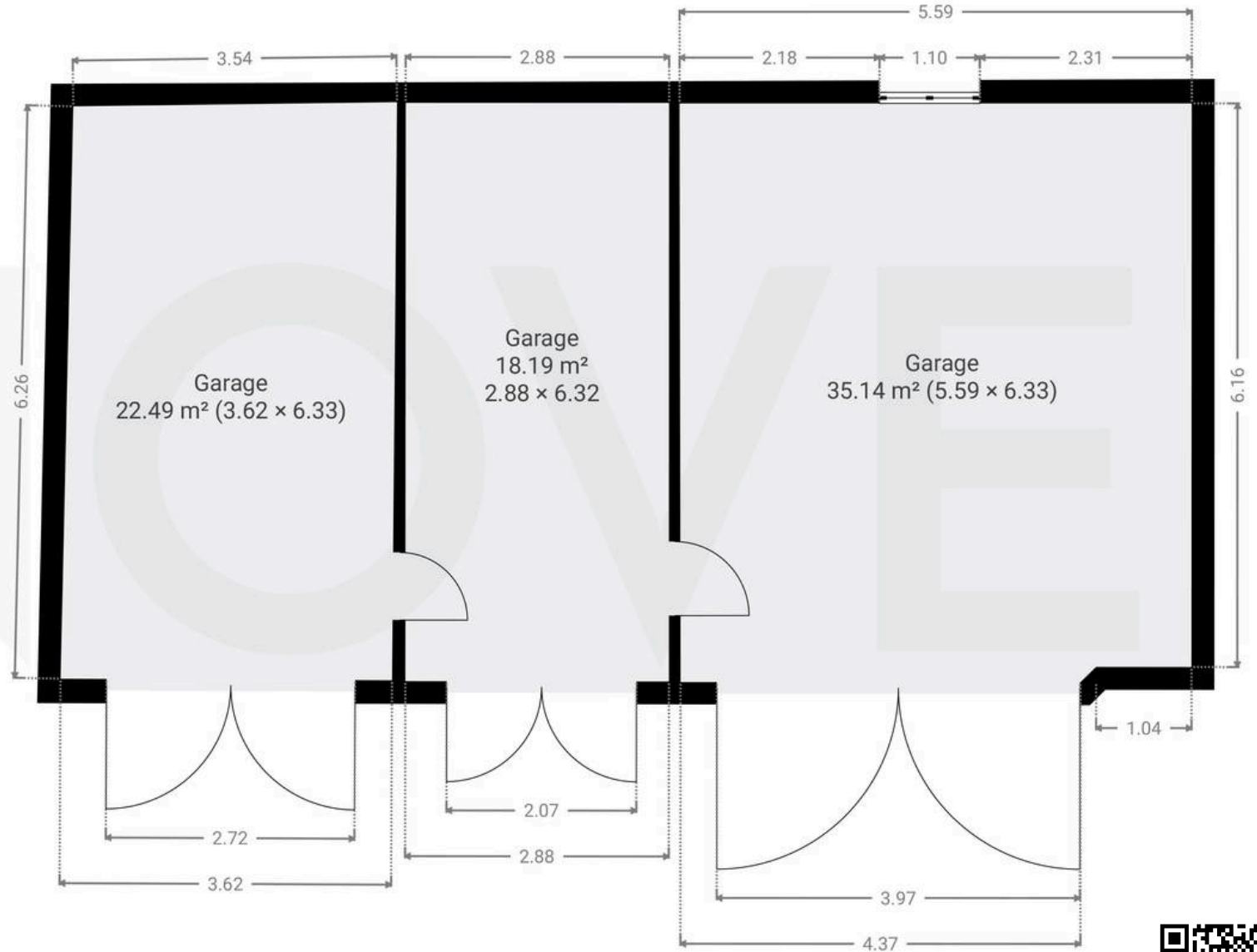
TOTAL AREA: 75.79 m² · LIVING AREA: 0.00 m² · ROOMS: 3

Derlen Workshop

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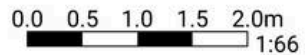
CREATED ON
29 May 2026

DETAILS
Total area: 75.79 m²
Living area: 0.00 m²
Floors: 1
Rooms: 3



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