



Bellfield Suites

*Leyburn Road
Masham
HG4 4ES*

Freehold: £850,000

Ref: 5444139

KEY HIGHLIGHTS

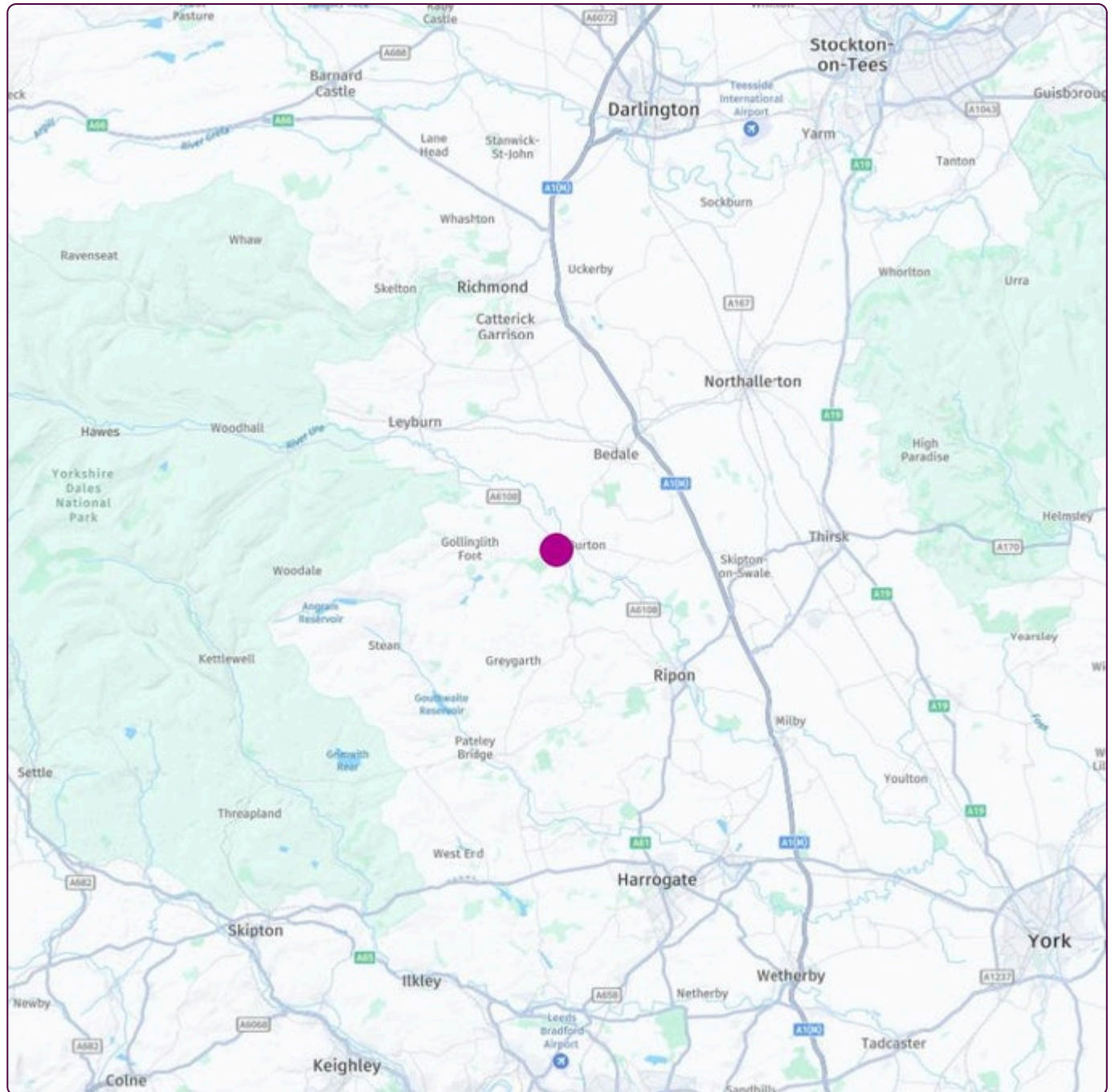
- Large country mansion built in 1830
- Comprising 12 suites with 19 bedrooms
- Lovely period features
- Edge of Yorkshire Dales near Ripon
- Superb location for leisure/tourism
- Gardens & parking. Awaiting EPC

LOCATION

Situated on the edge of the lovely historic market town of Masham, famous for being the home of The Theakston and Back Sheep Brewery. Masham provides a vast array of public houses, cafes and restaurants with local shops only a short walk away.

Masham has great outdoor spaces including park, tennis, cricket and bowels clubs and has numerous lovely walks. Bellfield Suites can be found midway between the towns of Leyburn and the city of Ripon and is on the edge of The Yorkshire Dales National Park.

The property is ideally positioned to take advantage of a host of local and regional tourist attractions such as Fountains Abbey, Forbidden Corner, Jervaulx Abbey, and Middleham Castle as well as the beauty of the "Dales" themselves. Slightly further afield, but still only a short drive, are the much-visited towns of Pateley Bridge, Harrogate, Bedale and Richmond and it is also just a few miles from the A1(M) which links to the wider Yorkshire county.



DESCRIPTION

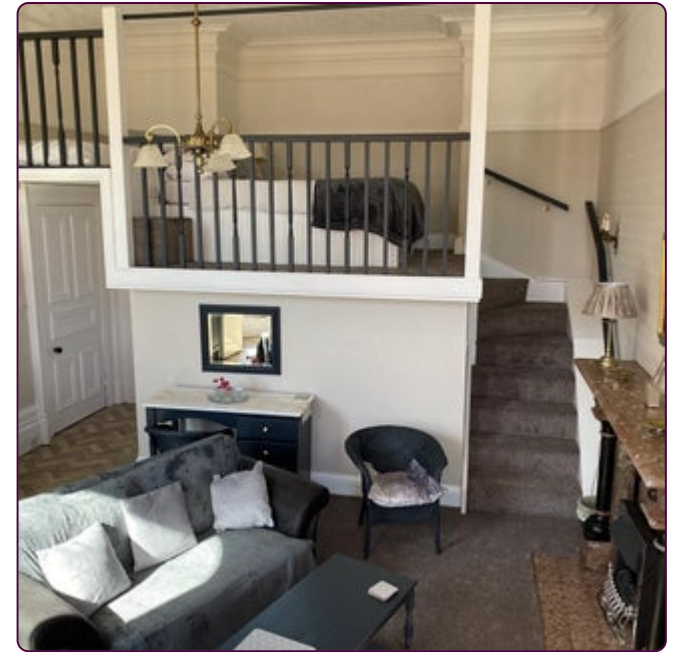
Bellfield East forms two thirds of Bellfield house, a handsome and ornate Victorian four storey country residence built in 1830 by Colonel Thomas Theakston, founder of Theakston's Brewery, and still bears his stone bust over the entrance. The property is set in half an acre of grounds, acclaims a host of original period features, including the magnificent pitch pine staircase and galleried landing with high ornate ceiling and coving, and an array of marble and cast iron fireplaces. There is also an original range which was responsible for all house cooking. The beautiful picture windows overlook the front bell shaped field from which it gets its name. In 1976 the present owner converted the building to suites and it now comprises 12 suites with lounges, bedrooms and bathrooms, including 19 bedrooms overall.

These comprise:

- Four mezzanine suites
- 2 one bedroom suites
- 3 suites with two bedrooms
- 2 suites with three bedrooms
- Bed sit/studio

Should a new owner wish to operate the letting holiday business and live on site, Bellfield lends itself to several options to convert the existing rooms to living accommodation, or other types of business, in this central position which is close to the A1(M) for travel connections to all parts of the country. This Victorian mansion has many opportunities to operate as a business or alternatively Bellfield East would make a fabulous luxurious home.





EXTERNAL DETAILS

The approach to the property is via a gravelled driveway leading to a turning circle with large car parking area. The large, private grounds have lawns and mature tall trees overlooking open fields. At the rear of the property there is a gravelled walled courtyard with detached stone laundry building.

THE OPPORTUNITY

The current owner has operated this holiday accommodation business for 50 years and is selling in order to retire. Recent turnover is around £78,000, however it is the owners intentions to close this year (2026). A buyer could continue a holiday accommodation business. Bookings are largely repeat clientele through www.meadowholidays.com or via [Booking.com](https://www.booking.com) or [Airbnb](https://www.airbnb.com) where the rating is 7.7 out of 10 (good) and via [Google](https://www.google.com) where the rating is 4.4 out of 5.

This property could also be an excellent, luxurious family dwelling as was the original thought of Colonel Thomas Theakson when he designed the mansion 200 years ago. Bellfield has always been cherished for its grandeur and history and has had only three owners in it's 200 year history. Bellfield has been an integral part of Masham's historic past and has an unique architectural style of its own.







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CONTACT

T: 0344 412 4944

E: enquiries@christiefinance.com

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T: 01908 920 570

E: enquiries@christieinsurance.com

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



MARK WORLEY

Director

T: +44 7791 980 852

E: mark.worley@christie.com

CONDITIONS OF SALE

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