



**BLACKSMITHS COTTAGE, SNAPE,  
BEDALE, DL8 2TW**

**£400,000  
FREEHOLD**

A stunning Grade II listed detached cottage located in the heart of a popular, idyllic village to the South of Bedale. The property has been sympathetically renovated by the current owners to provide a spacious home with a quirky, cosy feel and full of character features. The property also benefits from substantial outbuildings, off street parking and a lovely South facing rear garden.

**NORMAN F. BROWN**

Est. 1967

## BLACKSMITHS COTTAGE, SNAPE,

- Detached Grade II Listed Cottage • Quirky & Characterful • Spacious Accommodation • Sympathetically Renovated Home • Central Position Within A Popular Village • Lovely Gardens & Outbuildings • LPG Heating • 2 Bedrooms & 2 Bathrooms • Video Tour Available • Enquire Today For Your Personal Viewing



### The Property

Blacksmiths cottage is a quirky & characterful two bedroom detached home offering a spacious layout and squirrelled away in a quiet position within the heart of this popular village to the South of Bedale. Grade II listed, the property dates to the 16th century and has been sympathetically modernised by the current owners and has a lovely rear garden plus outbuildings and off street parking.

The cottage opens into a central hallway leading to a spacious living room & the kitchen. The bright living room has exposed wood beams with limestone flag flooring and a multi fuel stove provides a cosy feel and has space for sofas and dining furniture making it an ideal space for entertaining. The kitchen has a country style comprising of a range of wall and base units with a wood work surface over and a one and a half bowl sink with a draining board. There are integrated appliances including a fridge and freezer, electric oven and grill and a four ring induction hob with an extractor hood over. Off the living room is a multi purpose room which would make an ideal study or hobby room and has been used as a single bedroom in the past. Also off the living room is a utility area split into two hidden spaces with plumbing for a washing machine and the combi boiler in one and a sink with a storage cupboard in the other. A downstairs shower room is a useful feature and comprises of a shower enclosure with a sliding screen door, a washbasin set into a vanity unit and a push flush W.C.

A characterful rear hall opens to the rear garden and has stairs to the first floor landing leading to the two double bedrooms. The main bedroom is an excellent double with exposed woodwork and a window to the rear overlooking the rear garden and the hidden en suite bathroom comprises of a panelled bath with a handheld shower over, a walk in shower enclosure with a fixed shower head and screen door,

plus a washbasin set onto a vanity unit and a push flush W.C. Bedroom two is another double with a view of the rear garden and also has attractive exposed woodwork.

### Outside

To the front is an attractive lawned garden with flower bed borders and a driveway provides off street parking to the side.

The spacious, (approx) South facing rear garden is mainly lawned and is lovely and private with ornamental fish ponds, planted flower bed borders and inset trees with walled and fenced boundaries.

To the rear of the garden is an outbuilding, perfect for use as a store or workshop with lighting and power points and even a gardeners W.C. Attached to the outbuildings is a double garage with two up and over doors, an inspection pit and lighting and power points. Subject to permissions, the outbuilding and garage offers potential for conversion.

### Location

Snape is village in the Hambleton district of North Yorkshire, located about 3 miles south of Bedale and 3 miles west of the A1M. There is a local Deli shop, Village Hall, Primary School and Pub. The village has many historic connections. It was the site of a Roman villa, and had a connection to the mother and wife of Richard III. Snape Castle was the residence of Catherine Parr and her husband, John Neville, 3rd Baron Latimer, before she became the sixth wife of King Henry VIII. It also had an involvement in the Pilgrimage of Grace in 1536, when Catherine Parr and her step-children were held captive at the castle. Snape castle was originally built c.?1430 and was later divided into two domestic premises before being reunited as one home in 2003.

### General Notes

Viewing - by appointment with Norman F. Brown.

Local Authority – North Yorkshire Council  
Tel: (01609) 779977

Council Tax Band – D

Tenure – We are advised by the vendor that the property is Freehold

Construction: Standard

Windows are partially double and single glazed.

Listed building consent/Planning Permission Required - Yes

Conservation Area - Yes (Snape)

Please note there is restricted head height in places.

The Outbuilding has an asbestos roof.

Listed Building Yes - Grade II

Utilities

Water – Mains (Yorkshire Water)

Heating: LPG (Tank sunk into the front garden)

Water – Combi Boiler

Drainage: Mains

Mobile & Broadband:

[www.ofcom.org.uk/phonesandbroadband/coverage-and-speeds/pfcom-checker](http://www.ofcom.org.uk/phonesandbroadband/coverage-and-speeds/pfcom-checker)

Flood Risk:

Has the property ever suffered a flood in the last 5 years – No

Restrictive Covenants: Not Known

AML Policy (When an offer is accepted):

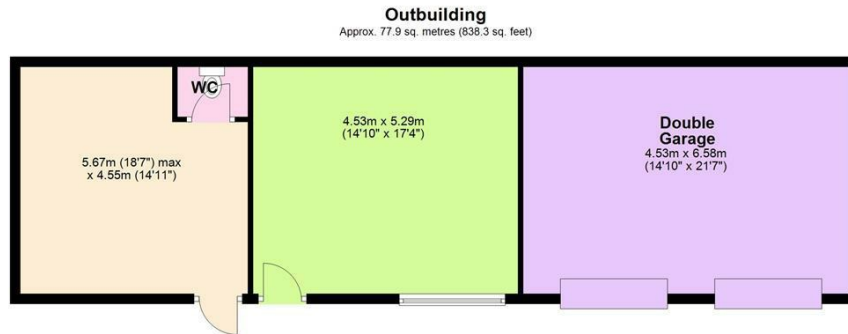
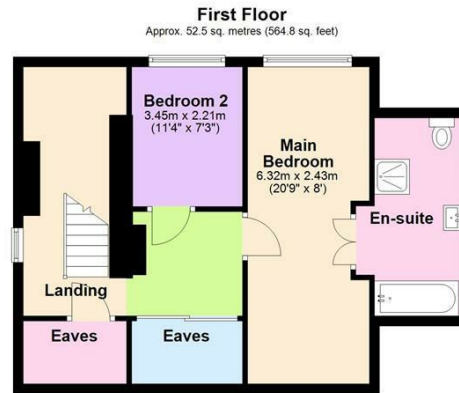
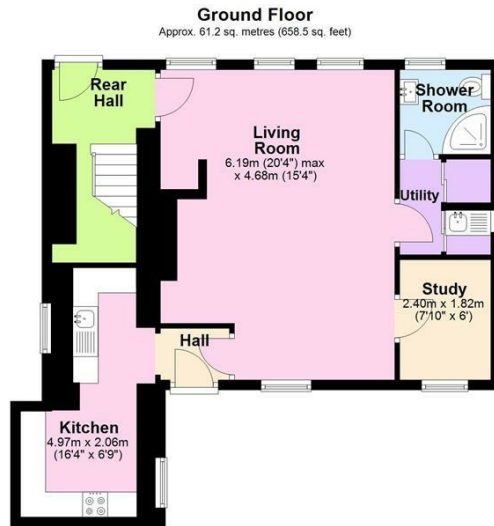
In accordance with The Money Laundering Regulations 2017, we are required by law to:

- Verify the identity of all buyers
- Check the Politically Exposed Persons and
- Check the Sanctions registers.
- Verify proof of and source of funds for the purchase - What form that takes depends on your position, but we ultimately need you to provide to us (in the office or via email) evidence of the funding you have in place for the purchase price. That may include proof of deposit, an Agreement in Principle from a lender or if you are a cash buyer, a Bank Statement.

The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

## BLACKSMITHS COTTAGE, SNAPE,





Total area: approx. 191.5 sq. metres (2061.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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