



Mill Farm

Snape, Bedale, North Yorkshire



Robin Jessop



Mill Farm

Snape, Bedale, North Yorkshire DL8 2RS

A Highly Desirable Equestrian Smallholding Set In 26 Acres Approx of Beautiful Countryside Nicely Secluded on the Outskirts of the Picturesque Historic Village of Snape in the Heart of the Bedale Hunt Country

- Mill Farm House – 4 Bedroom Stone Built Family House
- Owl Cottage – Detached 2 Bedroom Stone Built Annex
- Detached Three Car Oak Framed Open Fronted Garage
- General Purpose Livestock Buildings & Barns with Stabling
- A Range of Traditional Stables / Loose Boxes
- Menage & Horse Walker
- Flower & Vegetable Gardens, Orchard & Wildlife Pond
- All Set in 26 Acres of Grass Land in a Compact Ring Fence
- Guide Price: £1,500,000

INTRODUCTION

Mill Farm comes onto the market due to the owners deciding to downsize after owning this very desirable family smallholding / equestrian property for just over 27 years.

SITUATION

Bedale 4 miles, Masham 6 miles, Northallerton & Ripon 10 miles respectively, Thirsk 12 miles, A.1 Interchange Junction 51 at Leeming Bar 5½ miles. Train station at Northallerton to London Kings Cross 2 hours 25 minutes (all distances and times are approximate).

Mill Farm is well situated on the eastern outskirts of the picturesque rural village of Snape, just south of the Georgian market town of Bedale and within easy reach of the popular and thriving market towns of Northallerton, Masham and the Historic City of Ripon (see location plan).

GENERAL DESCRIPTION

This is a truly outstanding residential smallholding enjoying a nicely secluded rural

location along its own private tree lined driveway.

The property will attract a number of buyers, from those looking for a private country residence, equestrian property or agricultural small holding. The property's location offers total seclusion and uninterrupted countryside views, whilst also being within walking distance to the village of Snape and a short drive to the market town of Bedale.

Mill Farm House

This is a very desirable detached stone built 4-bedroom family house. The double glazed, oil centrally heated spacious and well laid out accommodation is in good condition throughout.

The property has been well maintained throughout our clients ownership and features a number of character features such as fireplaces, AGA and timber beams offering a true farmhouse feel.

Accommodation

(refer to floor layout plan)

It briefly comprises on the ground floor:- Reception Hall, Sitting Room, Dining / Reception Room, Family Room, Breakfast Living Kitchen with Aga, Rear Entrance with Utility / Boot Room, WC and Boiler Room.

First Floor:- 4 Bedrooms including Master Bedroom with En-Suite Bathroom and Family Bathroom.

Owl Cottage

This is an attractive detached 2-bedroom stone-built annex which was converted approximately 7 years ago providing ancillary accommodation to the main dwelling. It is double glazed and has the benefit of oil-fired central heating with underfloor heating to the ground floor.

The property could equally be used as a successful holiday let offering people the opportunity for a rural retreat

Accommodation

(refer to floor layout plan)

Ground Floor:- Reception Hall with adjacent WC and Shower Room, large Sitting Room with Log Burner, well appointed Dining / Living Kitchen with electric oven/hob, Utility Room and Boiler Room.

First Floor:- spacious Landing with Study Area, 2 Double Bedrooms, one with En-Suite Bathroom, Second with En-suite Shower Room.

OUTSIDE

Between Mill Farm House and Owl Cottage is a detached three car oak framed open fronted garage, fronting onto the court-yard.

Gardens

Mill Farm House and Owl Cottage are complemented by flower and lawned gardens, vegetable plot together with a spring fed water garden.

The Equestrian & Farm Buildings

(refer to floor layout plan)

The equestrian / farm buildings comprise two modern general purpose type buildings.

The main stable / farm building comprises a block of seven stables with access to a loft / tack room / store.

The second modern general purpose type building comprises two stables and a loose box together with a large storage area.

There is also two very useful ranges of single storey traditional buildings comprising five stables, a drying room and a wood store.

These equestrian facilities are complemented externally by a horse walker and a menage. There is a small orchard to the rear of the horse walker.

All these buildings front onto a very tidy and useful hardcore yard.

Mill Farm extends to 26 acres approx. It is shown edged red on the farm plan attached. The land comprises productive permanent grassland lying well in a compact ring fence. It is divided into grass fields and paddocks providing some sound grazing. It is complemented by an attractive spring fed wildlife pond.

GENERAL REMARKS & STIPULATIONS

Viewing

Strictly by Appointment with Robin Jessop Ltd – Telephone 01677 425950.

Tenure

Freehold with vacant possession will be given upon completion. The property is

registered with the Land Registry – Title No: NYK200936.

Farm Plan

The farm plan is for identification purposes only.

Boundaries

The Vendors will only sell such interest (if any) as they have in the boundary fences, hedges, ditches, walls and other boundaries separating this property from other properties not belonging to them. Where the boundaries are marked with inward facing T marks, these are understood to be the responsibility of the purchaser(s).

Easements & Rights of Way

The property is sold subject to and with the benefit of all rights of way, whether public or private, light, water, drainage, sewage, support, easements and other restrictive covenants and other proposed wayleaves for masts, pylons, stays, cables, drains, gas, water and other pipes whether mentioned in these particulars or not.

Without prejudice to the foregoing, the property is sold subject to:-

1. The benefit of a full right of way from the village along Mires Lane to the farm entrance driveway.

Services

Mains Electricity (single phase). Mains Water (metered supply).

Foul Drainage – The property is served by a treatment plant, the approximate position of which is marked TP on the plan.

RA Dalton Waste Water Specialists have confirmed that the current system is compliant with the exception that it requires an outlet inspection chamber. They have quoted a budget cost to install a sample point of £800.00 plus VAT.

Environmental Schemes

The land is not in a Stewardship Scheme or any other environmental scheme.

Drainage Rate

The drainage rate is payable to the Swale & Ure Internal Drainage Board and is approximately £64.00 per year.

Method of Sale

The property is being offered for sale initially by private treaty. We reserve the right to conclude the sale by any other means at our discretion. If after viewing Mill Farm you are seriously interested, then please register your interest with either Robin Jessop FRICS FAAV, Mitchell Corney MRICS FAAV or Lauren Terry MRICS FAAV so we can keep you informed of how we intend to conclude the sale.

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.

We will then take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

Council Tax

Mill Farm House – Band G
Owl Cottage – Band B

USEFUL ADDRESSES

Vendors Solicitors

Fitzgerald Hart, Claro Chambers, Boroughbridge, York YO51 9LD. Acting Solicitor: Mr Matthew Brown. Tele: 01423 322312. Email: matthew.brown@fitz-law.co.uk



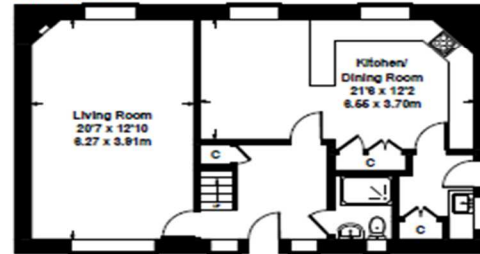
Mill Farmhouse and Owl Cottage, Snape, Bedale

Approximate gross internal area
 Mill Farmhouse 186 sq m - 2002 sq ft
 Owl Cottage 132 sq m - 1421 sq ft
 Garage 58 sq m - 624 sq ft
 Total 376 sq m - 4047 sq ft

Mill Farm, Snape

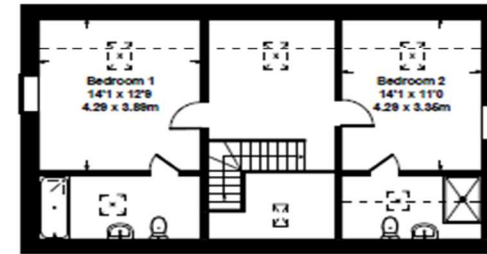
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

OWL COTTAGE



GROUND FLOOR

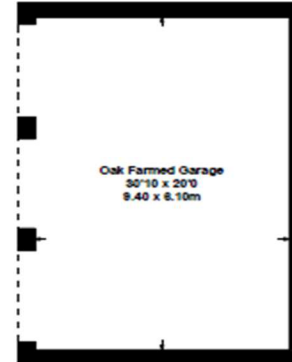
OWL COTTAGE



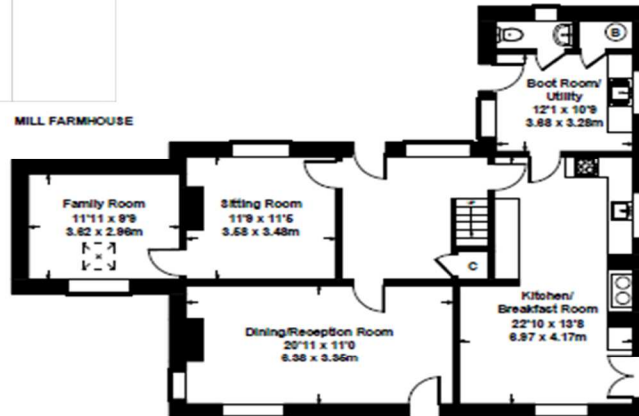
FIRST FLOOR

Owl Cottage, Snape

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

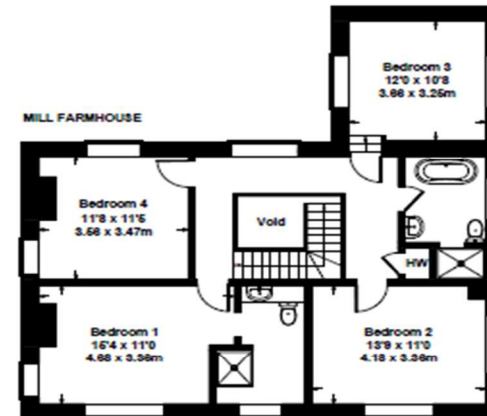


MILL FARMHOUSE



GROUND FLOOR

MILL FARMHOUSE

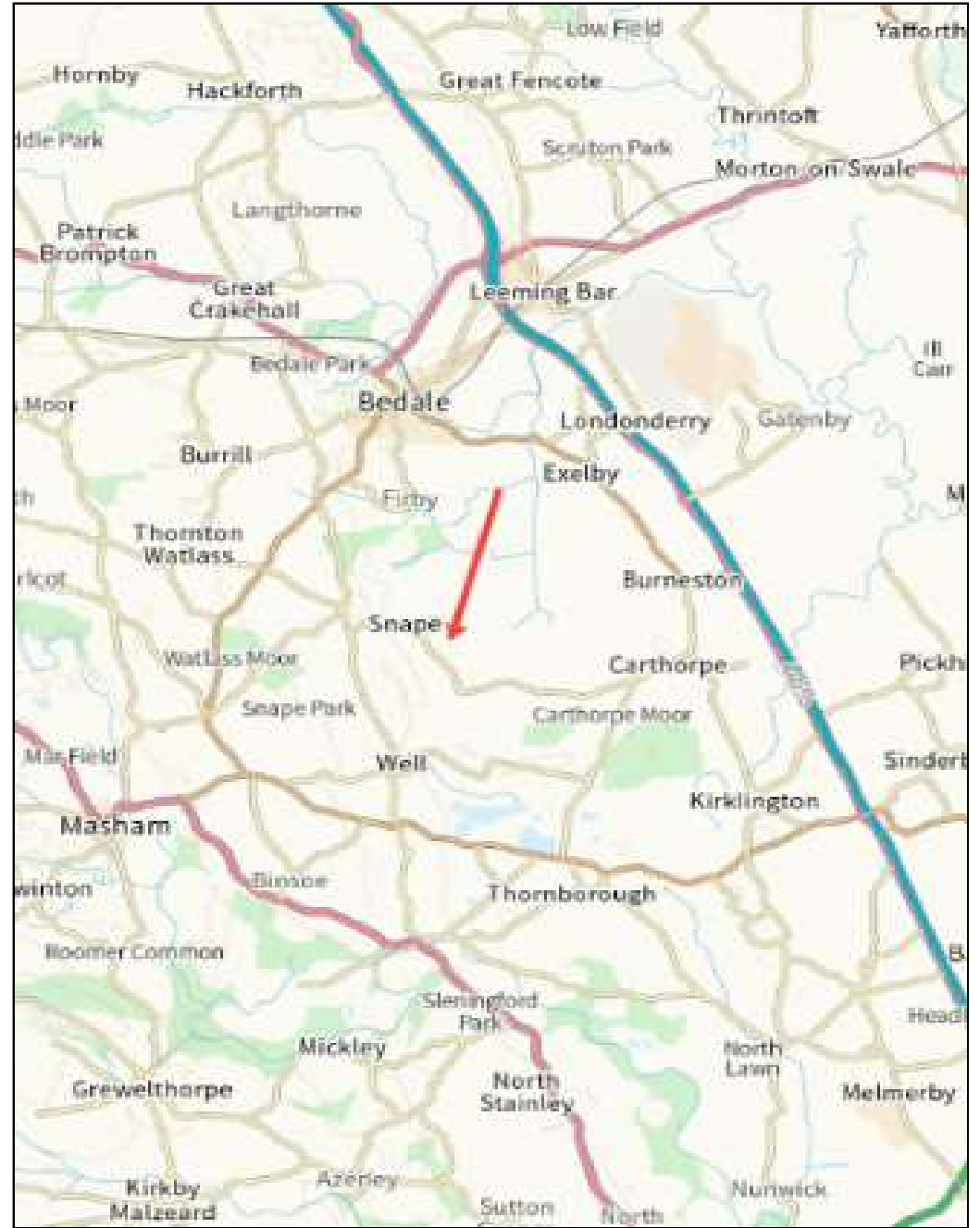
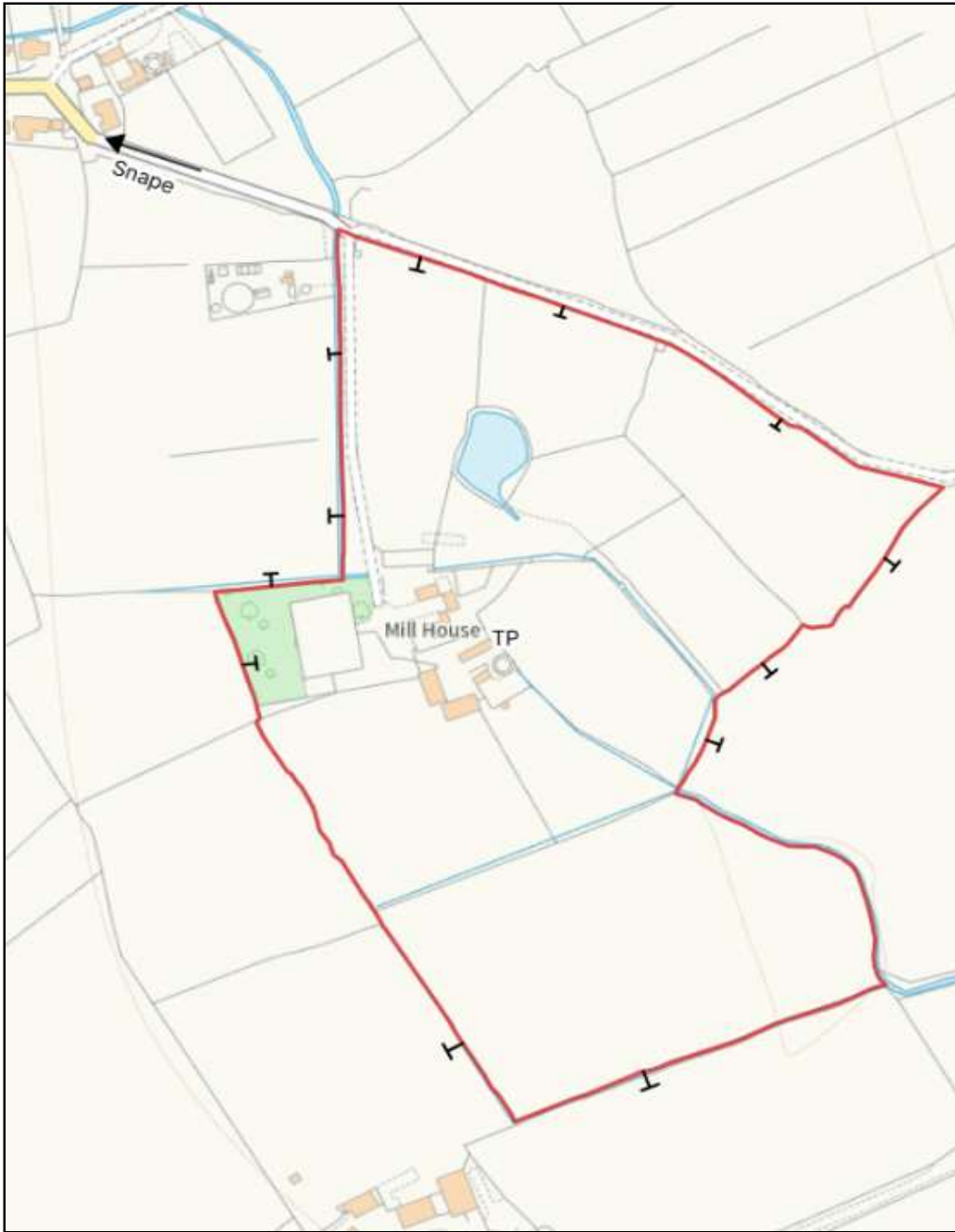


FIRST FLOOR

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





4 North End, Bedale, North Yorkshire, DL8 1AB
Tel: 01677 425950 E info@robinjessop.co.uk

www.robinjessop.co.uk

Marwood House, Railway Street, Leyburn, North Yorkshire, DL8 5AY
Tel: 01969 622800 E info@robinjessop.co.uk



RobinJessop