



## RED BARN WYCAR

BEDALE, DL8 1ER

£240,000  
FREEHOLD

A superb quirky and stylish barn conversion offering two double bedrooms, two bathrooms and open plan living in the heart of the Yorkshire market town of Bedale. The character of this great home is on show throughout including exposed beams and shutters and even has a first floor balcony for sitting out. With gas fired heating and double glazing and no onward chain, this could be a great home with a difference!

**NORMAN F. BROWN**

Est. 1967

# RED BARN WYCAR

- Two Double Bedrooms Two Bathrooms • Quirky & Stylish Home • Town Centre Location • Open Plan Living With Private Balcony • Character Features • Gas Fired Heating & Double Glazing • Upside Down Layout • Convenient Position • Enquire Today For Your Personal Viewing • No Onward Chain



## The Property

Red Barn is a stylish & characterful two bedroom barn conversion offering a quirky and spacious layout and squirrelled away in a quiet position within the heart of the Bedale town centre.

The property opens into a central hallway where the stylish, character accommodation is immediately on show via the wood doors and layout. A built in airing cupboard provides storage and there are wooden stairs up to the first floor. Off the hallway are two bedrooms and a shower room.

The main bedroom is an excellent double with a built in wardrobe and under stairs cupboard providing storage and double doors lead out to an outside area that is decked and a great place for having external storage. The main bedroom also has an ensuite bathroom comprising of a roll top bath plus a washbasin set onto a vanity unit plus a low level W.C. Bedroom two is another great double and has a built in wardrobe. The shower room comprises of a shower enclosure with fixed and handheld shower heads and double sliding screen doors, plus a washbasin with side cupboards and a low level W.C. There is also clever space for a washing machine and a tumble dryer over.

The switchback staircase from the hall opens out to a stunning open plan living area on the first floor with distinct areas for a kitchen, dining area and sitting room. The bright space has character features including shutters to the windows, exposed wood beams and a log burning stove provides a cosy feel. The dining area is a great space for entertaining with room for a 6 person dining table and chairs, just off the kitchen and double doors lead out to a balcony, perfect for sitting out on an evening. The kitchen comprises of a range of shelving and base units for storage, with a wood work surface over with a matching upstand and

tilled splash backs and double Belfast style sinks. There are spaces for appliances including a tall fridge freezer, a range style cooker with gas and electric points with an extractor hood over.

To the far end is a space ideal for a sitting room with the log burner at the centre, space for sofas and side tables and wall mounted book shelves make for an attractive feature too, an ideal space for down time and relaxing.

## Location

Bedale is a market town and civil parish in the district of Hambleton, North Yorkshire. Listed in the Domesday Book as part of Catterick wapentake, markets have been held in the town since 1251 and the regular Tuesday market still takes place today. The town has a range of schooling opportunities for children up to the age of 16 years and also boasts a leisure centre with a swimming pool and gym, a football club, golf club and being the gateway to the Yorkshire Dales, there are plenty of scenic walks and country pursuits close by too. Bedale has excellent road links including the new bypass, and Junction 51 of the A1M provides access to the national motorway network. Other transport links close by are the main line railway station in Northallerton, Durham Tees Valley and Leeds Bradford airports are both within an hour's drive away.

## General Notes

Viewing - by appointment with Norman F. Brown.

Local Authority – North Yorkshire Council

Tel: (01609) 779977

Council Tax Band – C

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

Construction: Standard

Conservation Area - Yes (Bedale)

Parking - There is no off street parking for the property. However a space could be purchased by separate negotiation for £5000 from the sellers.

Please note the property is located next to the beer garden of the Wagon and Horses public house.

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Combi Boiler

Drainage: Mains

Broadband:

Checker: [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

Mobile:

Signal Checker visit [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

Flood Risk: Very low

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.

## RED BARN WYCAR



### Ground Floor

Approx. 57.1 sq. metres (615.0 sq. feet)



### First Floor

Approx. 51.3 sq. metres (551.8 sq. feet)  
(excluding Balcony)



Total area: approx. 108.4 sq. metres (1166.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			84
(69-80) <b>C</b>			
(55-68) <b>D</b>		55	
(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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