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Highfields

Back Lane, Aiskew, Bedale, North Yorkshire, DL8 1AU

RobinJessop

A DETACHED FOUR-BEDROOM FAMILY HOME WITH AMPLE PARKING, FRONT AND REAR GARDENS, SITUATED IN A POPULAR AND ACCESSIBLE LOCATION

- Spacious Accommodation
- Well Presented Throughout
- Open-Plan Kitchen/Diner
- Large Conservatory
- Four Generous Double Bedrooms
- Designated Home Office/Study Space
- Front and Rear Gardens
- Offers in Excess Of: £575,000

SITUATION

Bedale 0.5 mile, Leeming Bar A1(M) Interchange 2 miles, Northallerton 8 miles, Thirsk 12 miles, Harrogate 26 miles, Teesside 31 miles, Leeds 50 miles, Newcastle 55 miles (all distances are approximate).

Highfields occupies a pleasant position on Back Lane, set back from Bedale Road and within easy walking distance of the thriving market town of Bedale. The town offers an excellent range of everyday amenities, including independent shops, cafés, restaurants, St Gregory's Church and local schools.

The nearby market towns of Northallerton and Thirsk provide a wider range of shopping, leisure and recreational facilities, together with mainline railway stations offering connections to London King's Cross and other major destinations. The property is also conveniently situated close to a local bus route, providing public transport links to neighbouring towns and villages.

DESCRIPTION

Highfields is an attractive and substantial detached family home, offering spacious and versatile accommodation arranged over two floors. The property is well suited to modern family living, with generous reception rooms, a superb open-plan kitchen and living area, four double bedrooms and beautifully landscaped gardens.







The property is approached through an inviting sunroom, leading into a spacious entrance porch with a useful cloakroom providing additional storage. From here, a welcoming entrance hall provides access to the principal ground floor accommodation.

At the heart of the home is an impressive open-plan kitchen, dining and living area, thoughtfully designed for modern family life and entertaining. The kitchen is fitted with an extensive range of units, complemented by granite work surfaces and a central island, whilst the adjoining dining and living areas provide ample space for both everyday use and social gatherings. To the rear, a generous conservatory, currently utilised as a formal dining room, enjoys delightful views over the gardens, with French doors providing direct access outside.

The spacious sitting room provides a more formal reception area, featuring an attractive fireplace with a gas fire and a large bay window allowing plenty of natural light to fill the room. The ground floor further benefits from a well-proportioned home office, a downstairs W.C. and a separate utility room, which is plumbed for a washing machine and tumble dryer and provides direct access to the garden.

An integral garage, accessed internally from the house, provides excellent storage and parking facilities and benefits from an electrically operated door.

To the first floor, the spacious principal bedroom benefits from fitted wardrobes and an en-suite shower room. There are three further generously proportioned double bedrooms, one of which enjoys the additional benefit of a substantial walk-in wardrobe and its own en-suite shower room, making it particularly suitable for guests or extended family. The accommodation is completed by a well-appointed family bathroom, comprising a separate bath, walk-in shower, wash basin and W.C.

Externally, Highfields is approached via a private driveway providing ample off-road parking for several vehicles, together with access to the integral garage.

The beautifully landscaped gardens provide an attractive and private setting, with a paved patio area incorporating a decorative water fountain, ideal for outdoor dining and entertaining. Retaining walls and steps lead to an elevated lawned garden, which enjoys a pleasant outlook towards the surrounding open countryside.

The gardens also benefit from a range of useful outbuildings, including a well insulated studio with electricity, providing a versatile space suitable for use as a home office, hobby room or workshop.







GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

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

METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

COUNCIL TAX

Band F.

WHAT3WORDS

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FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

TENURE

Freehold with vacant possession.

SERVICES

Mains electricity. Mains water. Septic Tank Drainage (Shared with Highfield View). Gas central heating. Broadband connection available.

LOCAL AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD.

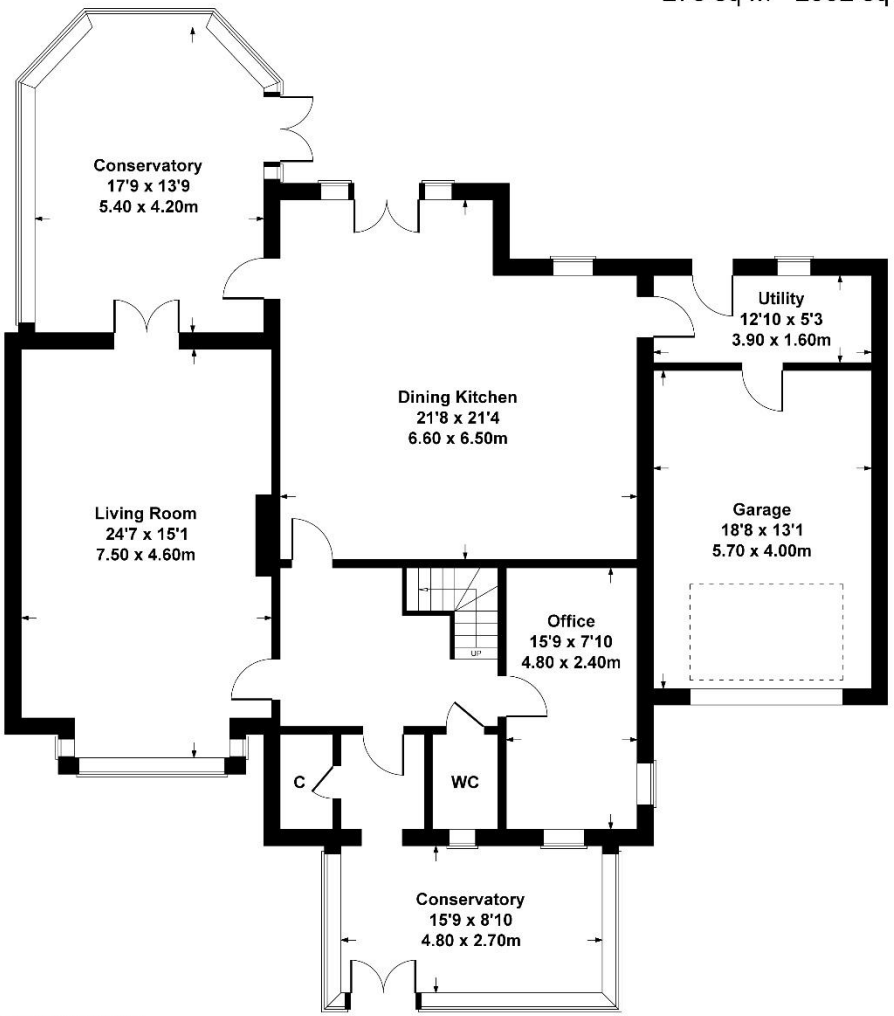


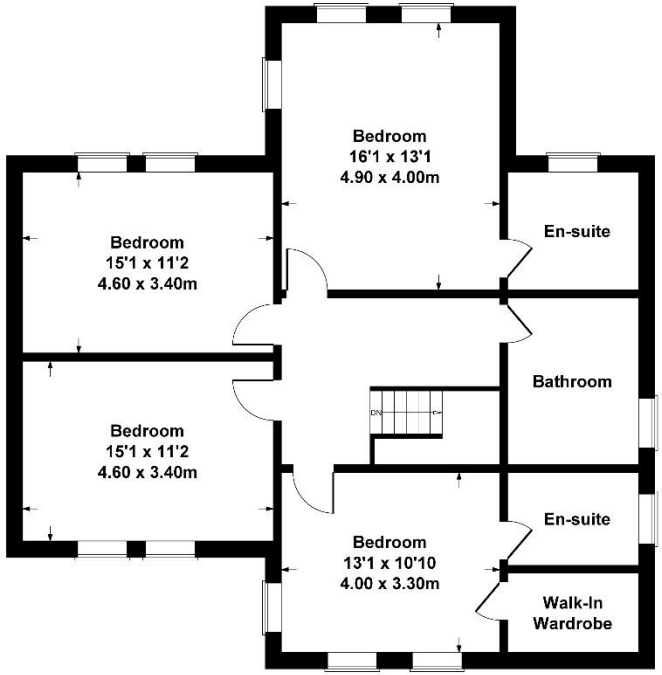


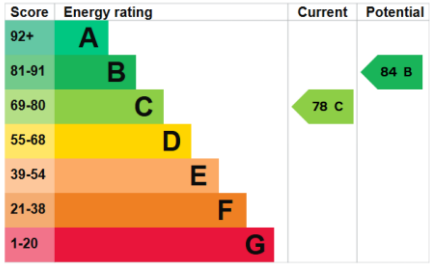


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Approximate gross internal area
278 sq m - 2992 sq ft







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

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