



Mill Garth

Hollyhill Road, Well, Bedale, North Yorkshire, DL8 2QD



Robin Jessop

# A DETACHED THREE BEDROOM BUNGALOW SET IN A LARGE PLOT WITH FANTASTIC VIEWS

- Spacious Detached Residence
- Three Bedrooms
- Two Reception Rooms
- Landscaped Wrap Around Garden
- Fantastic Panoramic Views
- Garage & Workshop
- Accessible Location
- Guide Price Range: £525,000 - £550,000

## SITUATION

Masham 3 miles Bedale 4.5 miles. Ripon 8 miles, A1 (M) 5 miles. Harrogate 25 miles. (All distances are approx.)

Mill Garth is superbly situated on the fringe of the charming rural village of Well. The property enjoys extremely attractive panoramic views over the village through to the Hambleton Hills and the Vale of York. It is nicely secluded in a substantial mature plot.

Mill Garth is well placed and within reasonable commuting distance of the local market towns of Bedale, Masham and the Historic City of Ripon and within only 10 minutes drive of the A1 (M).

## DESCRIPTION

This is a superb opportunity to purchase a unique architect designed detached bungalow, beautifully positioned in substantial landscaped grounds with potential in the popular village of Well. Mill Garth is well presented offering spacious accommodation in this very popular historic location.

Mill Garth was designed by an architect on the site of former Roman Baths and a plunge pool. Great care was taken to plot the walls of the bath and to ensure that the bungalow was located so it did not conflict with any part of the ancient site.

The site is therefore steeped in history and offers the chance to purchase a quite unique property.



The property benefits from an excellent parking area, a good sized garage and a useful workshop. The site itself extends to approximately 0.67 acres, providing generous outdoor space and privacy.

The accommodation opens into a welcoming reception hall featuring a fitted storage cupboard and an attractive panelled ceiling. The living room offers a charming feature open fireplace set within an exposed stone wall, complete with a multifuel-burning stove, creating a warm and characterful focal point.

A conservatory provides a bright additional living space with doors leading out to the garden, allowing you to enjoy the surrounding views and natural light throughout the year.

The kitchen is fitted with a range of wall and base units and includes an integral cooker and hob, along with a stainless-steel sink. There is also a built-in dishwasher and a useful pantry cupboard providing additional storage. The kitchen enjoys a fantastic view overlooking the village and beyond.

There are three bedrooms, all of which benefit from fitted wardrobes. The principal bedroom features French doors and a window, offering access to and views over the garden.

The family bathroom is fully tiled and fitted with a W.C., wash basin, and a bath with shower over, complemented by a ladder-style radiator. There is also the convenience of a separate cloakroom fitted with a basin and finished with Jerusalem Limestone flooring.

Externally, the property is complemented by a delightful sweeping driveway providing ample off-road parking, along with a convenient EV charging point.

To the rear, the property enjoys a large lawn with mature shrubs, a pond, and a substantial patio area, ideal for taking in the stunning panoramic views. The gardens are thoughtfully arranged over several levels, including a central lawn area with sheds, a greenhouse, and a patio space, ideal for outdoor seating, as well as a lower rear lawn featuring an attractive pond.

To the front, the garden lies beside the driveway and includes a fruit cage with raised vegetable beds. Above this is an elevated area forming a chicken compound, complete with an 'Iglu' coop and automatic door.

The property further benefits from a garage and workshop, both with electrics, with the garage also featuring an electric roller door.



## 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.

### WHAT3WORDS

///torn.wand.capers

### FIXTURES & FITTINGS

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

### TENURE

Freehold with vacant possession.

### COUNCIL TAX

Band E.

### ENERGY PERFORMANCE CERTIFICATE

Current Rating – E.  
Potential Rating – C.

### SERVICES

Mains electricity. Mains water. Mains drainage. Air source heat pump.

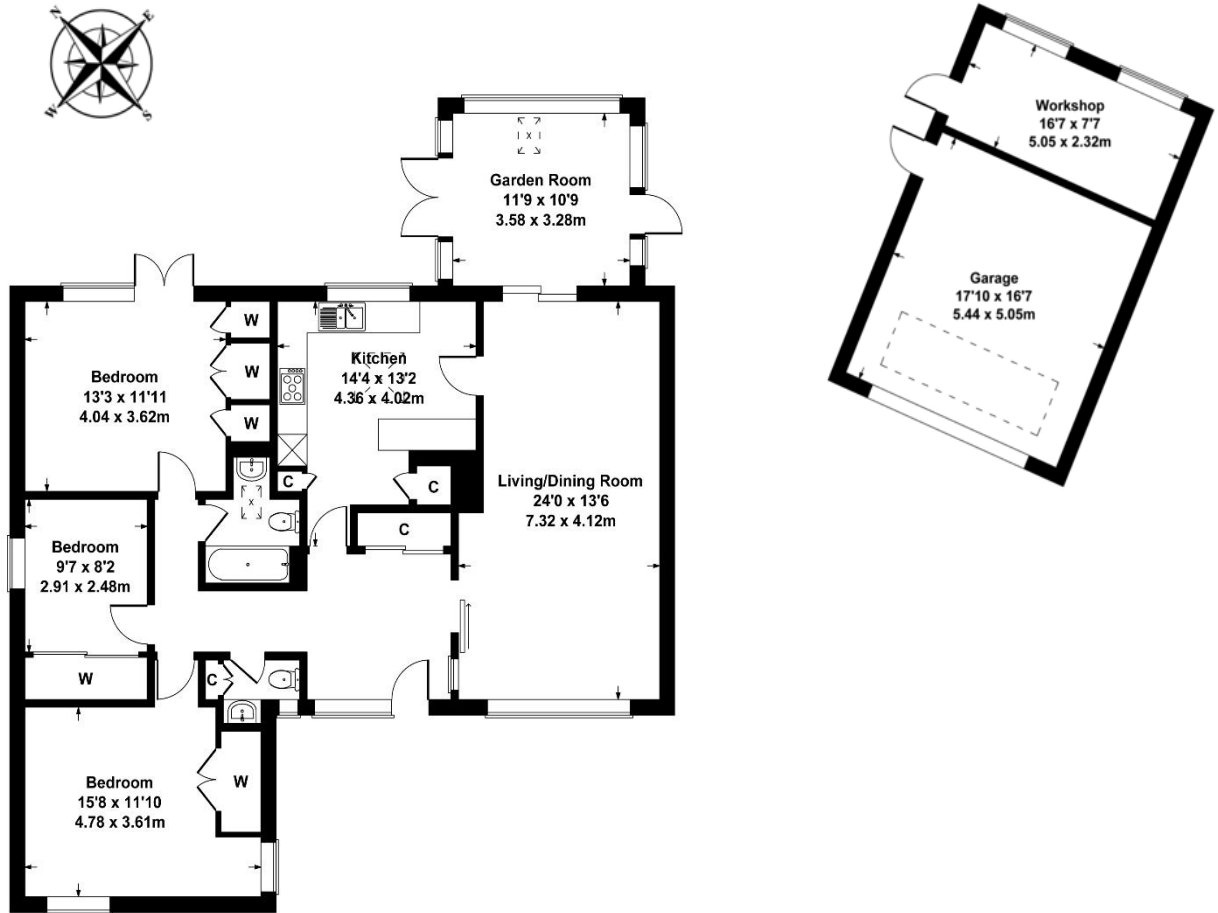
### BROADBAND

High speed connection available.



## Mill Garth, Hollyhill Road, Well, Bedale, DL8 2QD

Approximate gross internal area  
 House 128 sq m - 1378 sq ft  
 Garage/Workshop 40 sq m - 431 sq ft  
 Total 168 sq m - 1809 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

### 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.

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