



**ROSEVIEW, INGS LANE,  
SNAPE, BEDALE, DL8 2TF**

**£350,000  
FREEHOLD**

Nestled in the charming village of Snape, just south of Bedale, this delightful two-bedroom detached character cottage offers a perfect blend of traditional charm and modern style. With its picturesque setting, this property is ideal for those seeking a tranquil lifestyle in a sought-after and convenient location. The property also benefits from a private garden, off street parking and is offered for sale with no onward chain.

**NORMAN F. BROWN**

Est. 1967

# ROSEVIEW, INGS LANE,

- Detached Character Cottage • 2 Double Bedrooms & 3 Bathrooms • Sought After Village Location • Attractive Garden • Off Street Parking • Great Layout • Well Presented Accommodation • No Onward Chain • Video Tour Available • Enquire Today For Your Personal Viewing



## The Property

Roseview is a stylish & characterful two bedroom detached cottage offering a spacious layout and squirrelled away in a quiet position within the heart of this popular village to the South of Bedale.

The cottage opens into a central hallway leading to a sitting room & dining room. The bright sitting room has exposed wood beams and a log burning stove provides a cosy feel, the dining room is a great space for entertaining with room for a 6 person dining table and chairs, with a window hatch through to the kitchen. The room would also make a great snug or study too. An inner hallway off the sitting room has built in storage cupboards and leads through to the kitchen. The kitchen has a country style comprising of a range of wall and base units with a wood work surface over with a matching upstand and a one and a half bowl sink with a draining board. There are spaces for appliances including a fridge freezer, electric cooker and a washing machine. A peninsula provides a breakfast bar for entertaining or meal times and there is a door opening out to the rear garden and the parking area. Off the kitchen is a shower room, comprising of a shower enclosure with sliding screen doors, a pedestal mounted washbasin and a push flush W.C.

The first floor landing opens to the two double bedrooms. Bedroom one is an excellent double with a window to the front and the ensuite bathroom comprises of a freestanding bath with a handheld shower over plus a pedestal mounted washbasin and a push flush W.C. Bedroom two is another great double to the front and has a built in overstairs cupboard and again has an ensuite bathroom comprising of a freestanding bath with a handheld shower over, plus a pedestal mounted washbasin and a push flush W.C.

Outside

To the front is a lawned garden sloping down to the pavement with a lane to the side for access to the rear and the bin store. At the rear is a gravelled parking area providing off street parking with a gate into the garden. The lovely garden faces approximately South and is mainly lawned with a raised decked seating area, ideal for entertaining and there are also some inset trees. To the side of the house is a substantial gravelled area providing another seating area ideal for relaxing with a pleasant view over the garden or again for entertaining and there is a garden store and boiler room too and all enclosed by fenced, walled and hedged boundaries.

## 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

Parking is to the rear in the designated gravelled area. Rose View has a right of way over the lane for the garden and parking area and must be clear for the house further down the lane who owns the lane.

Conservation Area - Yes (Snape)

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Oil

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.

## ROSEVIEW, INGS LANE,





Total area: approx. 100.5 sq. metres (1081.2 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>			75
(55-68) <b>D</b>		56	
(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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