



Springfield

Ings Lane, Snape, North Yorkshire, DL8 2TF



RobinJessop

A BEAUTIFUL GRADE II LISTED COTTAGE, FULL OF CHARACTER, SET WITHIN WONDERFULLY LANDSCAPED GARDENS

- Grade II Listed Detached Character Cottage
- Beautifully Renovated Throughout
- Oak Framed Garden Room
- Immaculate Gardens Extending to 0.60 Acres
- Excellent Range of Outbuildings
- Wildlife Pond
- Popular Village Location
- Off Road Parking
- Guide Price: £675,000

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).

Springfield is well situated on the eastern edge 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.

INTRODUCTION

Believed to date back to the 1600s, Springfield is a truly charming Grade II Listed detached cottage, originally constructed as a traditional cruck house and sympathetically renovated over recent years to create a beautifully appointed cottage.

The property is entered via a welcoming entrance hall with tiled flooring and built-in storage, leading through to the spacious sitting room, which is full of character with exposed beams, original cruck timbers and a multi-fuel stove set on a stone hearth, creating a warm and inviting living space.

Beyond lies a versatile reception room, currently used as a playroom but equally suited as a snug or home office.



To the rear is a recently constructed oak framed garden room, completed in 2023 by local craftsmen, providing a spectacular living and dining space. Featuring exposed oak framing, French doors and large windows overlooking the gardens, it is undoubtedly one of the property's standout features.

The kitchen has been thoughtfully fitted with cream shaker style units complemented by oak effect work surfaces. Integrated AEG appliances include an induction hob, double oven and grill, together with an integrated fridge/freezer and dishwasher, whilst a bespoke built-in seating area provides a practical dining space and with below storage.

The accommodation is completed by two generous double bedrooms, both retaining character features including exposed beams, deep window sills and plantation shutters. The principal bedroom benefits from fitted wardrobes, whilst the second bedroom includes useful built-in storage.

The family shower room has been beautifully modernised with a large shower, vanity wash basin, WC and attractive patterned tiled flooring, creating a stylish yet practical space in keeping with the character of the cottage. A separate cloakroom/WC has also been tastefully modernised off the garden room with exposed original stonework and patterned tiled flooring.

Externally, the property enjoys a generous stone flagged patio, providing the perfect place to sit and enjoy the gardens or entertain family and friends. The gardens have been beautifully maintained over many years and feature sweeping lawns, colourful flower beds, mature trees, a wildlife pond and a number of seating areas, creating a lovely private setting to enjoy throughout the seasons.

To the rear of the garden there is also a productive polytunnel and chicken enclosure, ideal for those looking to embrace country living.

There is an excellent range of outbuildings, including a recently completed detached stone-built double garage and workshop, finished to a high standard with power and lighting connected. Subject to the necessary planning consents, these buildings could also offer potential for conversion into ancillary accommodation or other uses.

Further outbuildings include a boiler room, log store, useful garden stores, a former brick-built piggery and a greenhouse (available by separate negotiation), providing excellent storage and workshop space. The property also benefits from off-road parking for up to three vehicles.



Springfield is a rare opportunity to purchase a charming period cottage, combining character, immaculately presented accommodation and outstanding gardens extending to approximately 0.60 acres.

GENERAL REMARKS & STIPULATIONS

PLANNING NOTE

There has been a previous planning application (Plan Ref: 20/02458/LBC) for conversion of existing attic space with insertion of staircase and conservation rooflights to form two bedrooms and a bathroom. Planning documents are available upon request.

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.

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

///tinny.showcases.rollover

FIXTURES & FITTINGS

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

TENURE

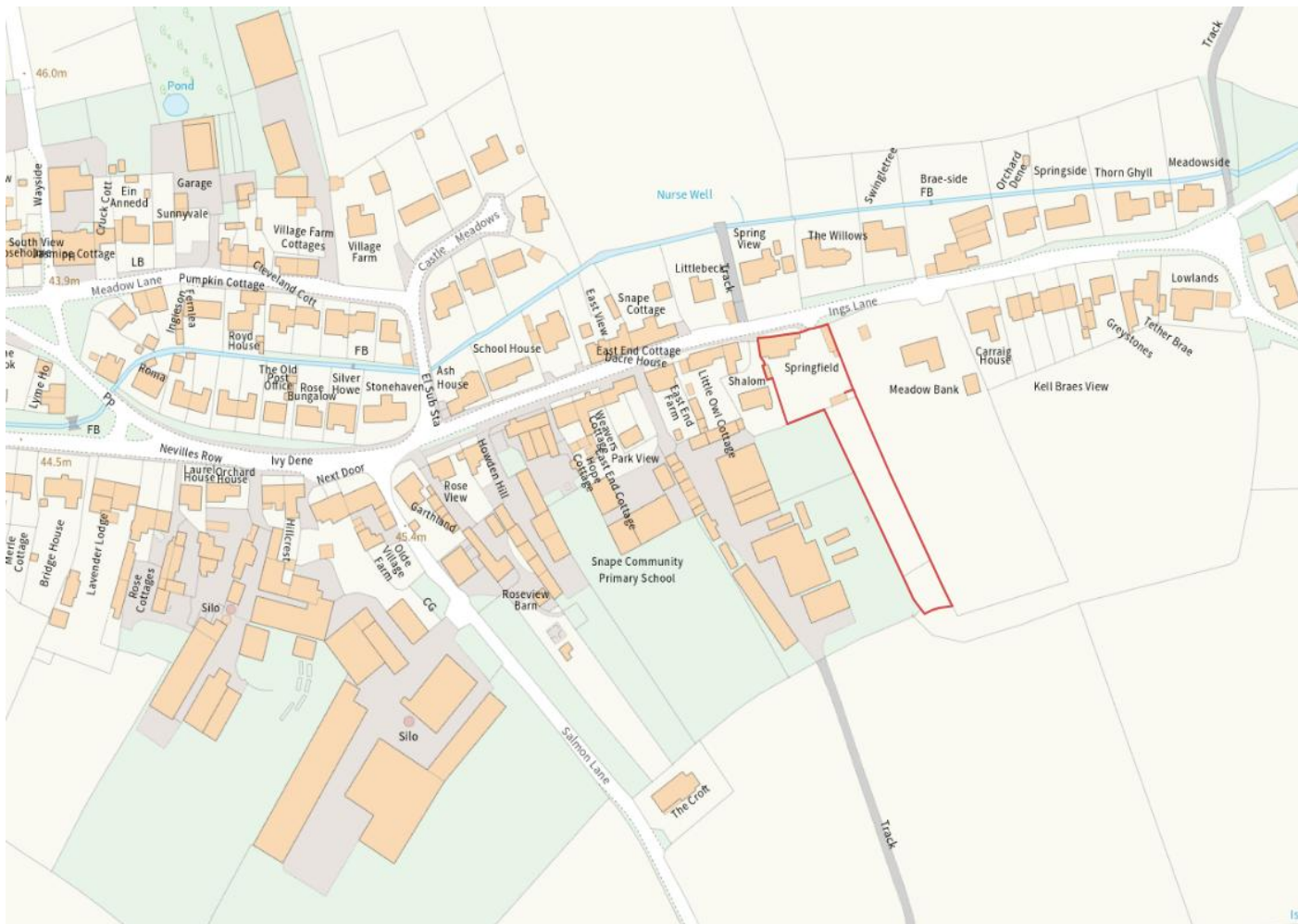
Freehold with vacant possession.

COUNCIL TAX

Band D.

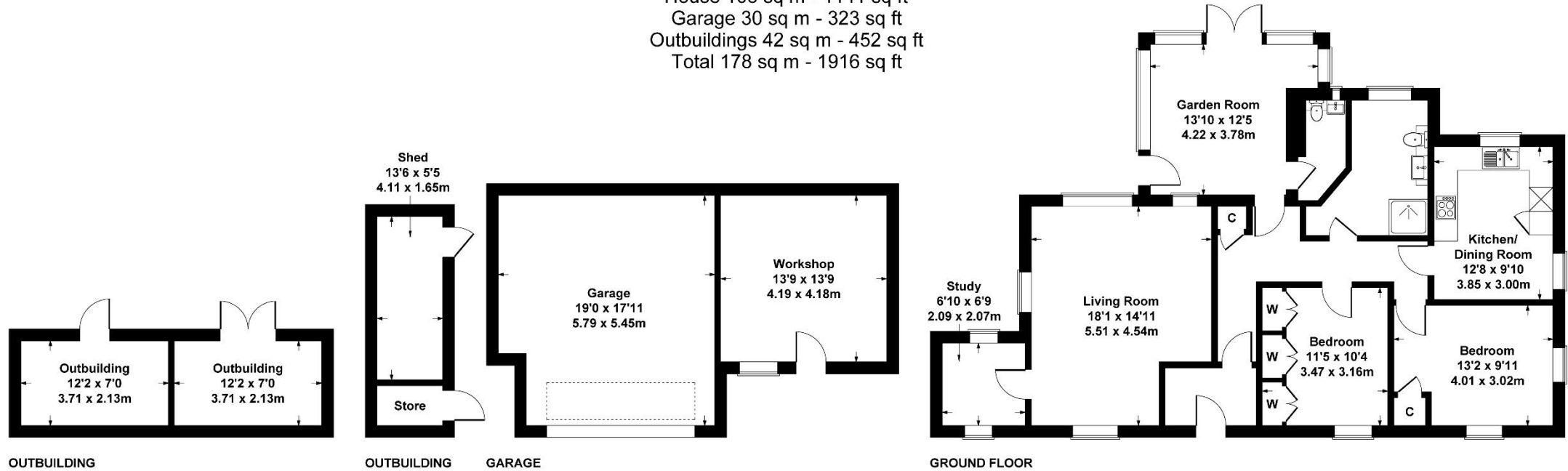
SERVICES

Mains electricity. Mains Water. Mains drainage. Oil fired central heating. Broadband connection available.



Springfield, Snape

Approximate gross internal area
 House 106 sq m - 1141 sq ft
 Garage 30 sq m - 323 sq ft
 Outbuildings 42 sq m - 452 sq ft
 Total 178 sq m - 1916 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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