



## Low Wood House

Bedale Road, Newton le Willows, Bedale, DL8 1SF



Robin Jessop

# A DETACHED FOUR BEDROOM FAMILY HOME WITH GARAGING IN A POPULAR VILLAGE LOCATION

- Spacious Detached Residence
- Four Bedrooms
- Two Reception Rooms
- Off Road Parking
- Double Garage
- Accessible Village Location
- Viewing by Appointment Only
- Guide Price: £525,000

## SITUATION

Bedale 3 ½ miles, A1(M) Interchange (Leeming Bar) 5 miles, Masham 6 miles, Leyburn 7 ½ miles, Richmond 9 miles, Teesside 35 miles, Leeds Bradford and Newcastle Airports – 1 hour approx. away, East Coast Railway Mainline – 20 minutes' drive. (All times and distances are approximate).

Low Wood House is located in the picturesque village of Newton Le Willows. The property sits well and is ideally located for those who wish to commute due to easy access to the A1(M) and A19.

The village has its own “pop up” shop, which sells local produce, village hall and Independent School.

Bedale is minutes away by car which provides a further range of amenities. These include local supermarkets, a doctors, a dentist, churches, cafes and restaurants, and primary and secondary schools and leisure centre.

## DESCRIPTION

Low Wood House is a well presented, individually appointed family home, extended in 2014 and again in 2019 to create a spacious four bedroom property.

Set within a generous plot, the home enjoys attractive outside space and a desirable position overlooking the open countryside.



The property is entered via a welcoming porch leading into the main hallway, which provides access to the ground floor accommodation and staircase to the first floor.

At the heart of the home is a bright kitchen/dining area, enhanced by a stunning orangery that floods the space with natural light. Bi-folding doors open onto the rear patio, while a multi-fuel 8kW stove adds a cosy focal point.

The kitchen is fitted with a range of wall and base units with granite worktops, alongside integrated appliances including a Smeg oven, fridge, and double Belfast sink, with a pleasant outlook to the rear.

A useful utility room and WC provide additional practical space, with gloss 'Pebble' units, a wash basin, and direct access to the garden.

The welcoming sitting room is bright and stylish, with large sliding doors opening onto the rear garden, together with a contemporary 5kW log-burning stove, set within a tiled feature wall.

To the first floor, there are four bedrooms. The generous principal bedroom benefits from a modern en-suite with a walk-in shower, wash basin, vanity unit, touch-screen mirror, and WC. The remaining bedrooms are served by a spacious family bathroom, and all but one feature partly fitted wardrobes.

Externally, the property offers a wrap-around patio ideal for outdoor entertaining. The attached garage is fitted with an electric up-and-over door, power points, and an electric vehicle charging point, offering excellent storage.

To the front, there is a lawned garden and private parking for three vehicles.

Overall, Low Wood House is an excellent family home, and early viewing is highly recommended.

## GENERAL REMARKS & STIPULATIONS

### VIEWING

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



## 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.

## 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.

## SERVICES

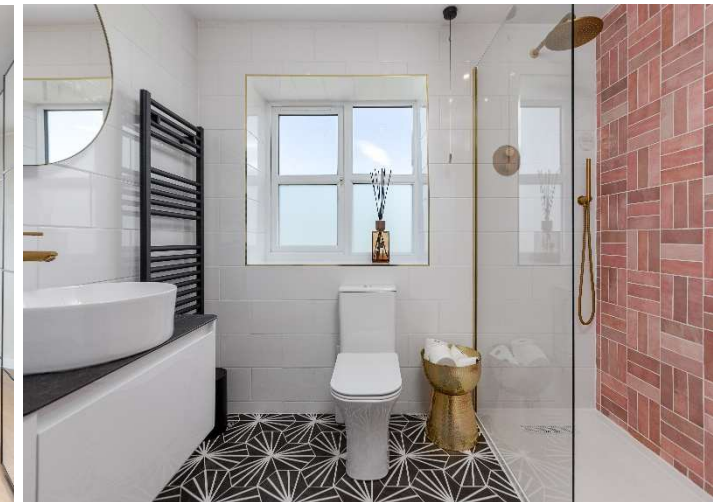
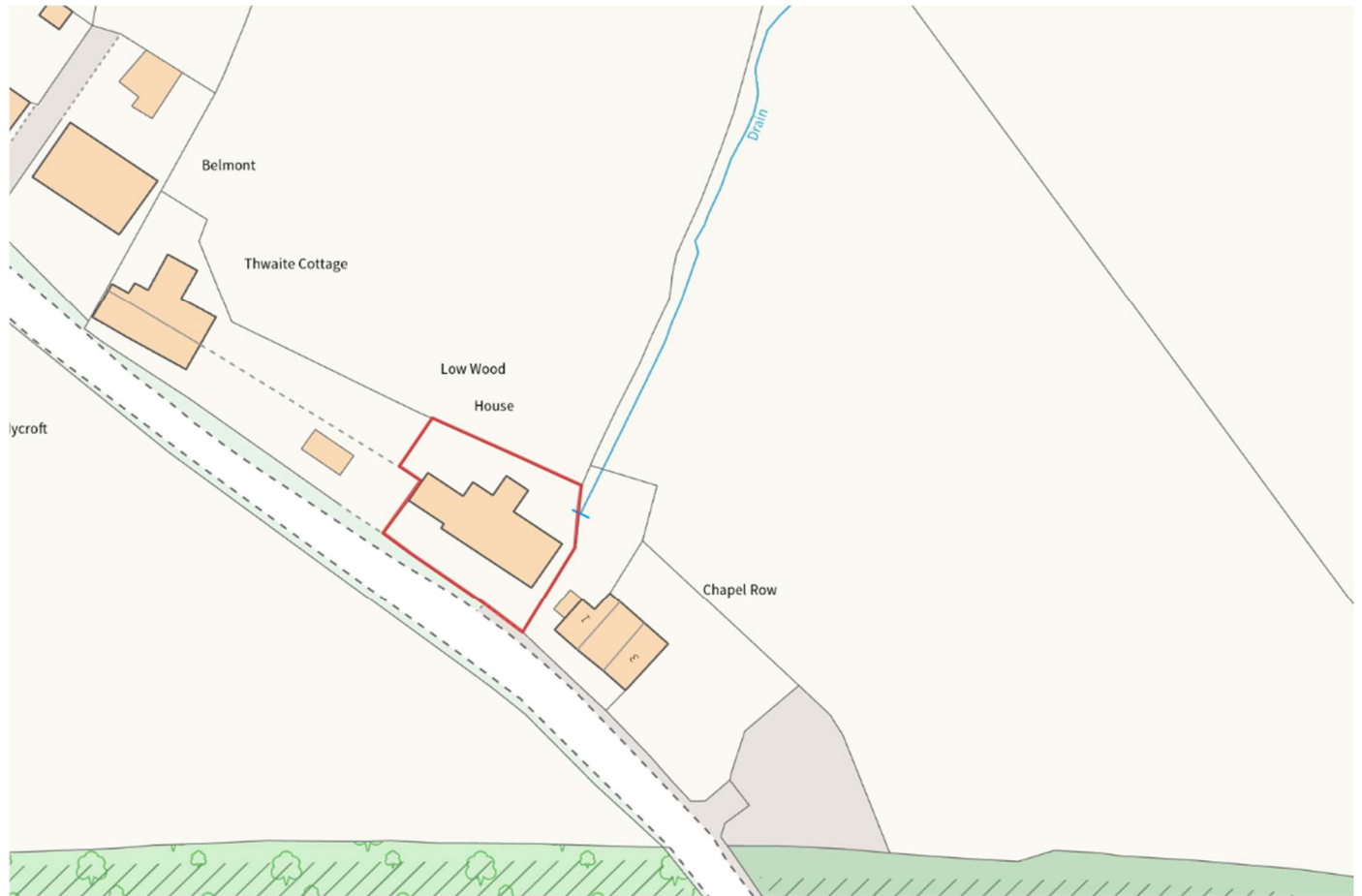
Mains electricity. Mains water. Mains drainage. Oil Fired Central Heating. 4 kWh Solar Panels (Owned).

## BROADBAND

High speed connection available.

## LOCAL AUTHORITY

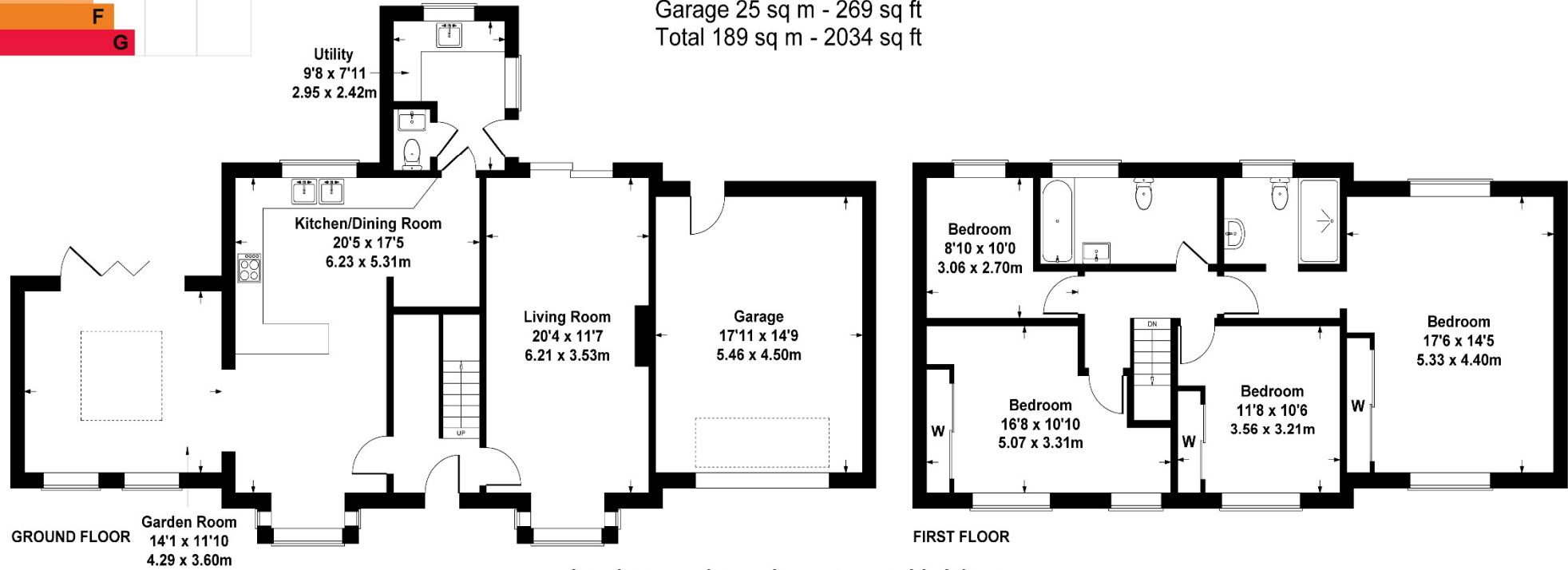
North Yorkshire Council, Mercury House, Station Road, Richmond, DL10 4JX. TEL.01748 829100



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

## Low Wood House, Newton Le Willows

Approximate gross internal area  
 House 164 sq m - 1765 sq ft  
 Garage 25 sq m - 269 sq ft  
 Total 189 sq m - 2034 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

