



8 RODNEY TERRACE

MASHAM | NORTH YORKSHIRE | HG4 4JA

8 Rodney Terrace is a handsome Edwardian terrace offering generous and versatile three-storey accommodation, beautifully reflecting the scale and proportions of its period heritage. Set behind a well-established front garden, the property enjoys attractive open views across neighbouring gardens, lending a sense of space and tranquility rarely found in a terrace setting.

To the rear, a charming courtyard garden provides a private and sheltered outdoor space, ideal for relaxing, and benefits from the practical advantage of separate rear access. Quietly positioned on a no-through road, the property enjoys a peaceful setting whilst remaining within easy walking distance of the centre of town.

Located in the heart of Masham, a highly regarded and historic market town, the property benefits from a vibrant community, independent shops, traditional inns and excellent access to the surrounding Yorkshire Dales countryside, making this an exceptional opportunity to enjoy both tranquillity and town-centre living.

ACCOMMODATION

GROUND FLOOR

- Porch
- Reception hall
- Sitting room
- Dining room
- Kitchen
- Utility room
- Cloakroom

LOWER GROUND FLOOR

- Cellars

FIRST FLOOR

- Landing
- Principal bedroom with en-suite
- Guest bedroom
- Single bedroom
- House bathroom
- Separate wc

SECOND FLOOR

- Landing
- Two further double bedrooms
- Study

EXTERIOR

- Lawned front gardens
- Rear courtyard garden
- Range of stone-built garden stores
- Rear access

Entered via a welcoming porch, the reception hall offers an immediate sense of space and character, combining Edwardian elegance with a calm and inviting atmosphere. The hallway is enhanced by attractive ceiling cornicing, deep skirtings and original carpentry, while the staircase rises gracefully to the upper floors. Generous proportions and good natural light create a bright and airy feel, making the hall both practical and visually appealing. From here, doors lead through to the principal living spaces, providing a well-considered layout and an easy sense of movement throughout the ground floor.





The sitting room is a beautifully proportioned and elegant reception space, showcasing the generous scale typical of a Edwardian home. High ceilings with detailed cornicing are complemented by the original picture rail and dado rail, enhancing the room's period character. A large window to the front enjoys pleasant views over the garden and allows natural light to flood the space. A handsome fireplace with an inset gas fire provides an attractive focal point, with fitted bookcases to one side adding both charm and practical storage. With ample room for a variety of seating arrangements, this is a comfortable and inviting room, ideal for both everyday living and relaxed entertaining.





The dining room is a generously proportioned and welcoming space, ideal for both everyday family meals and more formal entertaining. Retaining strong Edwardian character, the room features high ceilings with decorative cornicing, along with the original picture rail and dado rail. A large window allows excellent natural light and provides an attractive outlook, enhancing the bright and airy feel of the room.

A decorative fireplace fitted with an electric fire creates a pleasing focal point, while the layout comfortably accommodates a substantial dining table and additional furniture. With a door leading conveniently through to the kitchen, this is a practical and sociable room that works equally well for relaxed dining and entertaining.



Flowing naturally from the dining room, the breakfast kitchen is a warm and characterful space that works well for everyday family living. Fitted with a comprehensive range of units and generous worktop space, it combines practicality with traditional charm. A classic gas-fired Aga provides an attractive focal point as well as a welcoming heart to the room, while an informal dining area offers a relaxed setting for day-to-day meals. A window to the rear allows good natural light and provides a pleasant outlook into the courtyard garden.

Beyond the kitchen, a separate utility room and cloakroom add further convenience, with direct access from the utility room into the courtyard garden, ideal for everyday access and practical use.

Access from the kitchen leads to useful and spacious cellars.

FIRST FLOOR

The principal bedroom is a generously proportioned and elegant room, enjoying a peaceful outlook and excellent natural light from a large window. The room retains a calm and restful atmosphere, enhanced by high ceilings and a classic decorative style. Extensive fitted wardrobes provide excellent storage, while there remains ample space for additional freestanding furniture, allowing flexibility in how the room is arranged.

The en-suite shower room is well appointed and stylishly finished, featuring a modern shower enclosure, contemporary sanitary ware, attractive tiling and a chrome heated towel rail. Thoughtfully designed, it provides a high level of convenience and privacy, complementing the principal bedroom and completing this appealing private suite.





The first-floor landing is light and airy, continuing the sense of space found throughout the house. It provides a pleasant transition between rooms, with doors leading to the principal first-floor accommodation and a staircase rising to the upper floor. The proportions are generous, allowing for easy circulation and reinforcing the home's traditional layout and character.

The single bedroom, currently used as a study, is a bright and versatile room well suited to a range of uses. A large window provides excellent natural light and enjoys attractive views, creating an ideal environment for working from home. The room would also serve equally well as a comfortable single bedroom or nursery, offering flexibility to suit a variety of requirements.





The guest bedroom is a well-proportioned and versatile room, currently used as a sewing room, but easily reimagined as a comfortable and generous double bedroom, as illustrated by the CGI image above. It enjoys good natural light from the window and benefits from fitted cupboards providing useful built-in storage, while still offering ample space for a double bed and freestanding bedroom furniture. This flexibility makes it ideal for guests or family use.

The house bathroom is attractively finished and well laid out, featuring a panelled bath, pedestal wash basin and complementary wall finishes, creating a light and welcoming space. A separate shower enclosure provides additional practicality.

Completing the accommodation on this floor is a separate WC, fitted with a wash hand basin, which adds convenience for family living and visiting guests alike.





SECOND FLOOR

The second floor provides further accommodation, beginning with a bright landing area enhanced by a rooflight.

There are two double bedrooms on this floor, both enjoying character features including sloping ceilings and rooflights or dormer-style windows that provide good natural light. Each room offers comfortable proportions for double beds along with space for freestanding furniture, making them ideal for family members or guests.

In addition, there is a small study or storage room, which is a useful and flexible space. It would suit a home office or general storage, further enhancing the versatility of the second-floor accommodation and completing this well-balanced upper level.

8 Rodney Terrace, Masham , HG4 4JA

Approximate Gross Internal Area
 Lower Ground Floor = 270 sq ft / 25.1 sq m
 Ground Floor = 992 sq ft / 92.2 sq m
 First Floor = 721 sq ft / 67.0 sq m
 Second Floor = 406 sq ft / 37.7 sq m
 Total = 2389 sq ft / 222.0 sq m
 (Excluding Eaves Storage)



Illustration for identification purposes only, measurements are approximate, not to scale.



GARDENS

The property is pleasantly situated on a quiet no-through road, providing a peaceful residential setting while remaining highly convenient for local amenities.

To the front is an attractive stone terrace façade with covered veranda and a well-tended front garden enclosed by low stone walls and railings. The garden is mainly laid to lawn with established shrubs and planting, creating a welcoming approach to the house.

The front-facing aspect enjoys an attractive outlook across a neighbouring garden, with established planting providing a pleasing sense of greenery.

To the rear is a charming enclosed courtyard garden, a sheltered and private space ideal for outdoor dining and entertaining. The courtyard is paved and framed by stone walls, enhanced by climbing plants, pots and decorative planting to create a characterful and intimate setting. Within the courtyard is a range of stone-built garden stores, providing excellent practical storage while complementing the character of the property.

The courtyard can be accessed directly from the house and also benefits from additional access via a private rear lane, offering useful secondary access.

The property is located within easy walking distance of Masham town centre, with its range of independent shops, cafés, public houses and everyday amenities, combining a peaceful setting with everyday convenience.



LOCATION

MASHAM



Masham is a thriving and picturesque market town set at the edge of Wensleydale in the heart of the Yorkshire Dales. Centred around one of the largest and most attractive market squares in England, it has a rich heritage and a warm, welcoming community.

The town offers a wide selection of amenities and facilities, including butchers, bakers, two renowned breweries, hairdressers, galleries, a grocer and greengrocer, delicatessen, fine wine shop, newsagent, chemist, supermarket, petrol station and a bustling twice-weekly market that brings the square to life.

Masham is also well served with excellent cafes, hotels and restaurants, as well as a thriving primary school and two historic churches. The town's cricket and recreational ground adds to its strong sense of community, providing both open green space and a hub for local sporting activity. Cultural events and traditional festivals take place throughout the year, adding vibrancy and character to this charming Dales town.

Just over a mile away lies the glorious Swinton Park Estate, a magnificent country estate offering a superb destination for a sumptuous afternoon tea, fine dining, or the opportunity to indulge in the luxurious spa and country club facilities. With beautiful riverside walks, scenic countryside and a wealth of amenities on the doorstep, Masham combines rural tranquillity with an exceptional quality of life.

EDUCATION

Masham and the surrounding area offer a good range of educational options for families. Masham Church of England Primary School sits at the heart of the community and enjoys a strong reputation, with small class sizes, an inclusive ethos and close links to the town's heritage. The school feeds into a number of well-regarded secondary options in the wider area.

For older students, the nearest secondary schools include Bedale High School and Ripon Grammar School, the latter being a selective state boarding school consistently recognised for academic excellence.

Richmond School & Sixth Form College and Wensleydale Schools in Leyburn also serve the region, offering a broad curriculum and sixth form provision.

Families are also within reach of several independent schools, including Aysgarth School (a well-known preparatory school), Queen Mary's, Ampleforth College, and schools in Ripon and Harrogate. Together, these options provide a wide choice of educational pathways, from early years through to sixth form.

SPORTS AND RECREATION

Masham offers a rich and varied selection of sports and recreational activities, benefiting from both its vibrant community facilities and its superb Yorkshire Dales setting. The Masham Recreation Ground is home to local cricket, football and bowls clubs. The cricket field, with its beautiful backdrop, hosts regular matches throughout the season and is a key hub for local sport and social events.

For those who enjoy walking, running or cycling. Scenic footpaths and riverside trails follow the River Ure and weave into the surrounding countryside, while longer-distance routes such as the Ripon Rowel Walk and the Swinton Estate paths offer journeys through woodland, moorland and parkland. The nearby Swinton Park Estate also provides access to an impressive range of outdoor pursuits, including fishing, riding, clay pigeon shooting and country walks, as well as the luxury spa and leisure facilities at the estate's country club. Masham Golf Club is located nearby and offers a well-maintained course set within the North Yorkshire countryside, providing a convenient and pleasant option for golfers in the area.

In the wider area, there are opportunities for golf at Bedale and Ripon, water sports and wild swimming at various local spots, and a thriving calendar of community sports activities, fitness classes and events.

ROAD NETWORKS

Masham is well connected by a network of local and regional roads, making it easy to travel. The town sits just a short distance from the A6108, which links directly to Ripon, Leyburn, Middleham, and other nearby market towns. This route provides convenient access to everyday amenities, schooling and leisure facilities in the wider area. To the east, the A1(M) is a short drive away, offering direct connections north towards Catterick, Darlington, and County Durham, and south towards Ripon, Harrogate, York, and Leeds.

The surrounding countryside is served by a series of attractive rural roads, ideal for scenic drives and linking the town to the many villages and beauty spots of Wensleydale and Nidderdale. Despite its peaceful setting, Masham benefits from excellent transport links, offering a perfect balance of rural living with easy connectivity.

TRAIN LINKS

Masham is well placed for access to several nearby stations that provide convenient links across the region and beyond. The closest major station is Thirsk, around 25 minutes drive away, offering regular direct services on the East Coast Main Line to London King's Cross, York, Newcastle, Edinburgh, and other key destinations. This makes long-distance travel fast and reliable for both commuters and leisure travellers.

Other nearby stations include Northallerton and Harrogate, each providing routes across Yorkshire and connections to wider national networks. Northallerton also sits on the East Coast Main Line and offers additional high-speed services, while Harrogate provides regular trains to Leeds, York, and London.

AIRPORTS

Masham is well positioned for access to several regional and international airports, making both domestic and overseas travel straightforward.

The nearest airport is Leeds Bradford Airport (LBA), approximately 50 minutes drive from the town. It offers a wide range of UK and European flights, including regular services to London, major holiday destinations, and key business hubs.

Slightly further afield, Teesside International Airport is around 50 minutes drive and provides additional routes to destinations such as Amsterdam (a major international connection point), as well as seasonal and domestic services.

For long-haul and an even broader selection of global routes, Manchester Airport - one of the UK's busiest - can typically be reached in around 1 hour 45 minutes via the A1(M) and M62 road network. Newcastle International Airport, also just over an hour away, offers flights across Europe and to selected international destinations.



Method of Sale: The house is offered for sale by private treaty; however, the Agents reserve the right to conclude negotiations by any other means at their discretion.

Services: Mains electricity, water and drainage. Gas fired central heating.

Fixtures and fittings: All items normally designated as fixtures and fittings are specifically excluded from the sale unless they are mentioned in the particulars of sale.

Covenants, Easements, Rights of Way: The property will be sold subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not.

Energy Performance Certificate: Rating E: Full copy of the energy performance certificate is available upon request.

Tenure and Possession: The property is offered for sale freehold with vacant possession upon completion.

Mileages: Bedale 6 miles, Ripon 9 miles, Thirsk 15 miles, Harrogate 19 miles, York 38 miles, Leeds 43 miles (All mileages are approximate)

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