

Buckles House

Snape, Nr Bedale, North Yorkshire, DL8 2SX



A charming double fronted detached house situated in the middle of this sought after village close to Bedale and Masham with views over the Village Green.

Bedale 3 ½ miles, Masham 5 miles, Ripon 10 miles, Harrogate 22 miles, A1 5 miles, Northallerton Train Station 11 ½ miles.

GUIDE PRICE
£425,000
NO ONWARD CHAIN



Buckles House dates back to 1798 and formed part of the Village school in the 1820's run by Mrs Buckle, hence the house' name. Sitting in the centre of The Village Green the house oozes charm and character with wood beamed ceilings, original features and a delightful garden at the rear.

The House

The house is entered via the front door which is protected by an open wooden porch. There is a small internal hall which leads to the 2 reception rooms. The first sitting room, with it's exposed beam ceiling, has views over the village green. The open fireplace has a marble mantle piece and surrounds with inset feature tiles and a tiled hearth. There is a log burner in situ and a small built-in cupboard to one side. The main sitting room has a wooden dado rail with wood panels below and an open fireplace with a multi-fuel burner in situ that also heats the hot water and a couple of towel rails. The floor is laid to quarry tiles and there are good views over the Village Green. The kitchen leads on from the sitting room and has an integral dresser, a range of base and eyelevel units with wooden work surfaces incorporating a Butlers sink, electric hob unit, double electric oven, plumbing for a dishwasher and washing machine and space for a fridge and deep freeze. There is a larder cupboard and door to the conservatory. The Conservatory has a limestone tiled floor with French doors and a side door out to the garden. There is also a cloakroom with a wall mounted wash hand basin and coat hanging space and a further door leads to the WC and shower.

Upstairs there are 3 double bedrooms and a family bathroom off the landing. Bedroom 1 has stripped wooden floors with views over the Green, the original fireplace and a set of built in wardrobes with a second wardrobe. Bedroom 2 has views over the Green and an open fireplace with a small cast iron grate and wooden mantle piece over. There is also access to the loft area. Bedroom 3 is at the rear of the house with a wooden floor and small wall mounted wash hand basin. The family bathroom has a panel enclosed bath with a mixer tap and hand shower, wash handbasin, heated towel rail and a low level WC. There is also an airing cupboard with slatted shelves and a fully insulated hot water tank.

Outside

The gardens are to the rear and side of the house. There is a stone built old pig sty and a brick built work shop in the garden as well as a wooden log store, summer house and 2 wooden garden sheds. The rear garden is laid mainly to lawn with well stocked borders and a variety of soft fruit trees. To the side of the garden there is a well laid out vegetable garden. There is off street parking for 3 cars to the side of the house.

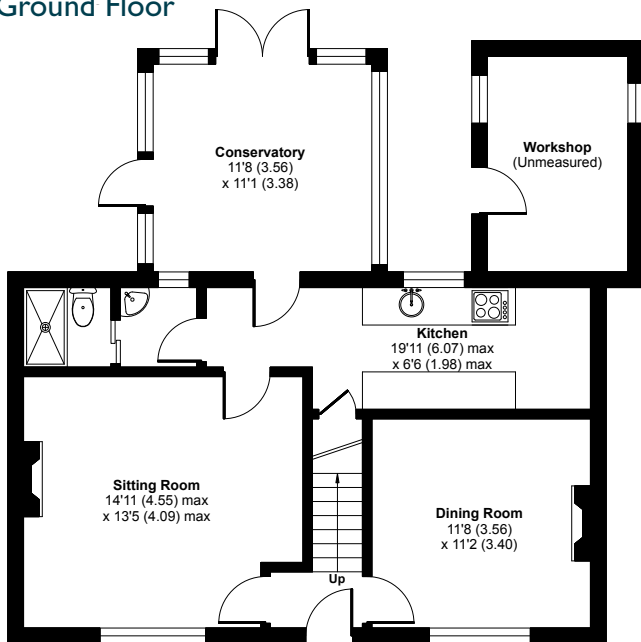
Location

Buckles House is situated in the middle of the village overlooking the Village Green. The village of Snape is highly sought after and is home to Carrick's fine food shop specialising in fresh fish and vegetables, as well as the excellent Castle Arms Inn and a good primary school. There is a very pretty Chapel at the back of Snape Castle, and the Market towns of Masham and Bedale are close by with a good range of shops to provide for everyday needs as well as a number of good pubs, restaurants, garages, banks, with an excellent doctor's surgery in both Masham and Bedale. The A1 is approximately 5 miles away allowing for access to the major towns and businesses of the North East. The railway station at Northallerton is approximately 11 ½ miles away and provides excellent access to the National Rail Network with direct links to London Kings Cross and Edinburgh. The racecourses of Ripon, Thirsk, Catterick and York are all within easy distance and the countryside around Snape offers delightful riding and walking opportunities and has many local attractions.

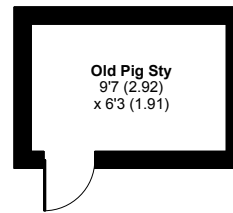


FLOORPLANS

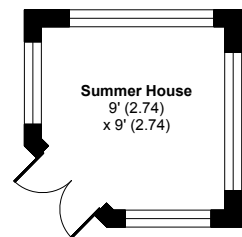
Ground Floor



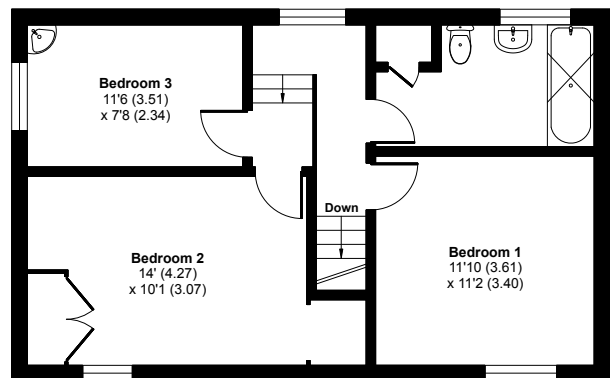
Outbuilding 1



Outbuilding 2



First Floor





Services

Mains water, electricity and drainage. Heating is via the solid fuel stove and electric radiators.

Council Tax

Council tax is payable to Harrogate District Council.

Tenure and Possession

Freehold with vacant possession on legal completion.

Directions

Leave Bedale on the Masham road. After approximately 1 mile turn left to Snape. After a further mile turn left to Snape and carry on into the village. Drive through the village and past Price's Paving and Buckles House will be found on the left just by the little bridge over the Village Stream.

Viewing

Strictly by prior appointment through **Giles Edwards Yorkshire Property Ltd**, Tel: **01765 688 353**.

Energy Performance

Full certificate available on request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

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Measurements and other Information

All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.