

# The Villas

Snape, Nr Bedale, North Yorkshire, DL8 2TJ



A delightful, spacious Arts and Crafts house situated in this sought after village with 4 bedrooms and 2/3 reception rooms in good order and with a very useful paddock and stable block at the rear.

Bedale 4 miles, Masham 6 miles, Ripon 10 miles, Harrogate 22 ½ miles, York 37 miles, Leeds 49 miles, Newcastle 59 miles, A1 5 ½ miles, Northallerton Train Station 12 miles (Kings Cross in just over 2 hours and 20 mins by train). All distances/times are approximate.

**GUIDE PRICE**  
**£695,000**  
**FOR THE FREEHOLD**



The Villas is a charming family house with a front and rear garden and plenty of off street parking as well as a car port and substantial garage. The rooms in the house are all a good size and the paddock at the rear is a bonus and could be used for a variety of uses.

#### **The Main House**

Porch, Hall, Sitting room, Dining room, Kitchen/breakfast/family room, Utility room, downstairs WC, Master bedroom suite with en-suite shower room, 3 further bedrooms and family bathroom.

The Villas is approached down a gravel drive, through the front garden and into a side porch. Space for coats, boots etc. Door leads into the Hall with doors off to the reception rooms. Sitting room with a square bay window with views over the front garden and the village green. Open fireplace with a marble mantle piece and hearth with cast iron grate and dwarf cupboard to one side with bookshelves above. Family room/dining room with open fireplace with marble mantle piece and hearth and tiled inserts. Views over the front garden and village green. Kitchen/breakfast/family room with a good range of base and eyelevel units with ample work surfaces incorporating a Butler's sink, an electric hob unit with an extractor fan above, built-in electric oven, integral fridge, freezer and dishwasher.

There is plenty of space for a sofa/TV area and double doors lead out to the garden and patio. There is a separate side door leading to the garage and parking area. Utility room with base and eyelevel unit and work top with plumbing for a washing machine and space for a dryer above. Cloakroom with low level WC and wall mounted wash handbasin.

First floor landing with access to the loft storage space. Master bedroom with alcove for possible dressing area and door to an ensuite shower room with walk-in shower; wash hand basin inset into a vanity unit with drawers below, low level WC and wall mounted heated towel rail. Door to a walk-in airing cupboard with hot water tank and slated shelving. Bedroom 2 is a good sized double bedroom at the front of the house with views over the garden. Bedroom 3 is a good sized double bedroom at the front of the house with views over the garden. Bedroom 4 is currently used as an office and has views over the side garden.



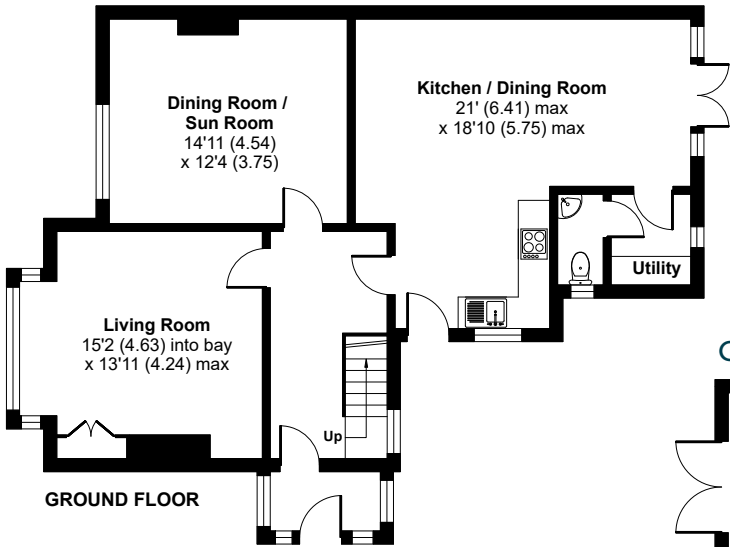


Outside

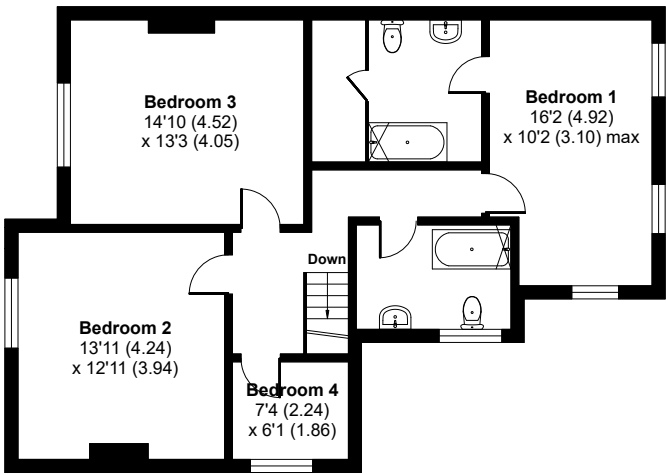
The front garden is laid mainly to lawn with well stocked borders and a gravel driveway with plenty of space for a few vehicles. The drive leads down the side of the house to the carport at the rear. There is a substantial garage next to the carport with space for a workshop as well as a side door to the rear garden. The rear garden is laid mainly to lawn with a paved terrace off the kitchen French doors and a path leading through a yew arch into a further garden area. Gate leads into the stable yard with hard standing, 2 stables, a tack room and further feed store/hay barn. The rear paddock is a very useful addition to The Villas and has it's own separate access at the rear and off Lowfield Lane.

Floorplans

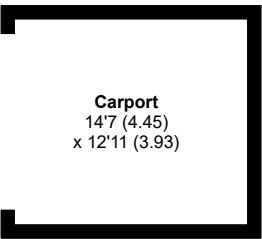
Ground Floor



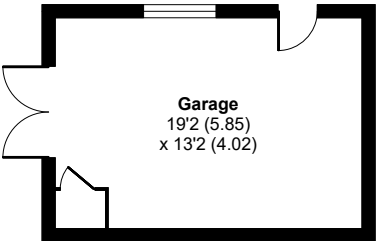
First Floor



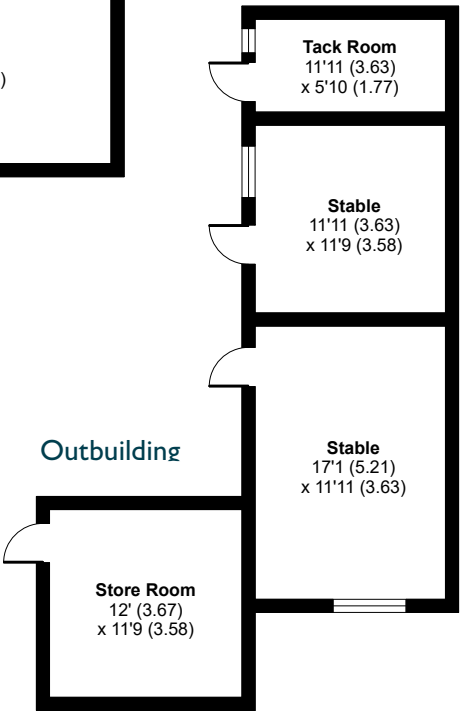
Carport



Garage



Outbuilding





### Location

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. There is a great village school and a useful 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, schools with an excellent doctors surgery in Masham.

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 house sits in the middle of the West of Yore hunt country. The countryside around Snape offers delightful riding and walking opportunities and has many local attractions.





### Directions

From the Market town of Bedale head out on the B6268 to Masham. After about ½ a mile take the turning on the left to Snape and Well. Carry on this road for about a mile and take the turning on the left to Snape. Carry on past The Castle and just past the corner, before the stream, turn left. The Villas will be found approximately 100 meters on the left.

### Services

Mains water, electricity and drainage.

### Council Tax

Council tax is band "E" and payable to Yorkshire Council.

### Tenure and Possession

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

### Viewing

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

### Energy Performance

EPC rating is D. Further details are available on request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

### Important Notice

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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.