



High Grange

Exelby, Bedale, North Yorkshire, DL8 2HQ



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Bedale

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Guide Price: £1,450,000

- Superb country property
- 7 Cottages and main residence
- Land extending 6.28 Acres approx.
- Holiday let business opportunity
- Large Agricultural barn and machine sheds
- Complex set within a quadrant style setting
- Close to the Yorkshire Dales



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DESCRIPTION

A superb development comprising a substantial four bedroom farmhouse, seven cottages, parking, barns and paddock land.

The former outbuildings have been skilfully renovated to create a quadrangle holiday complex encompassing six cottages with a combined twelve bedrooms. The cottages surround a mature central courtyard with each cottage benefiting from a private patio area. A further detached cottage provides an additional two bedrooms with private patio area, taking the total number of available holiday cottages to seven.

Within striking distance of the Yorkshire Dales and the market town of Bedale, High Grange enjoys a semi-rural location but benefits from major transport networks such as the A1 and the East Coast Main Line Railway via Northallerton and Thirsk Train Stations.

Bedale is a thriving market town with a busy High street and a multitude of independent retailers. Affectionately known as the "Gateway to the Dales", Bedale sits in a convenient location which is easily accessible for day trips to Leyburn, Ripon, Thirsk, Northallerton as well as the historic city of York and the dramatic scenery of the East Coast.

The site is run by the current owner and freeholder. The income comes from the well-established holiday let business which has been run by the current owner for 16 years.

No formal Income forecast has been carried out by the marketing agents, however, accounts can be made available to serious interested parties.



THE FARMHOUSE

DOWNSTAIRS Accessed via a part glazed UPVC door, there is a stone floored porch giving access to a hallway with Utility Room and downstairs WC. A further door opens to a spacious Kitchen/Diner with range of beech coloured wall and base units with laminate worktops and a tiled splashback. There is an integrated dishwasher and space for a fridge freezer. The flooring is tiled and the room can easily accommodate a six seater dining table.

There are three reception rooms briefly comprising a square Living Room with chimney, carpeted floors and dual aspect windows. A Snug with a window to the side and carpeted flooring and a Garden Room with windows to all sides, door to the outside and a solid roof.

A double-height inner hallway has wooden panelled stairs rising to the first floor and a useful storage cupboard under.

UPSTAIRS With stairs rising from the ground floor, a landing gives access to four substantial double bedrooms, two of which share a Jack and Jill style Ensuite with close coupled WC, pedestal wash basin, low profile shower and a chrome heated towel rail. The other two double bedrooms are serviced by a modern bathroom

with white suite comprising a close coupled WC, pedestal wash basin and bath. There is a fully tiled wet room style shower with rainmaker head.

OUTSIDE Externally the Farmhouse features a large patio area and private gardens, making the most of the enviable views. There are well established conifer hedging providing all year round screening from the rest of the development as well as mature shrub borders and views over the paddock, ideal for those seeking an equestrian property.

AGRICULTURAL BARN Top Barn: 93ft x 76ft
Bottom Barn 52ft x 76ft

MACHINE SHED 44' 2" x 19' 9" (13.46m x 6.02m) A detached barn located near the entrance to the property, with good tarmac access to the front and built with a block and timber construction and gable roof. This Barn is perfect for general dry storage or for vehicles if required.

HAY BARN 30' 3" x 25' 2" (9.22m x 7.67m) A lean-to style barn of timber construction and a sloped pitched roof. Adjoining the field side of the main agricultural barn, this useful sheltered area could lend itself to a variety of different storage requirements.

OUTSIDE Externally the site is enclosed within a secure hedge and fence boundary. Extending in total to approximately 6.24 Acres. There is a grassland paddock of 4.22 Acres and a side paddock, also grass, extending to 0.62 Acres.

The site has a tarmac driveway and parking area with spaces delineated for 13 vehicles, however, more could easily be accommodated if required. There is access from the carpark into the courtyard cottage complex via a sheltered walkway. Onsite facilities include a communal refuse area which can be found adjoining the car park and a communal laundry facility which is accessed via a pedestrian door leading to a fully tiled laundry room with space for two washing machines and two tumble dryers. There is a worktop above the white goods and a useful storage room which is currently used to house linen. There is an orchard which would provide a delightful picnic area overlooking the paddock and a contained grass space which can be used to run a dog off lead securely.

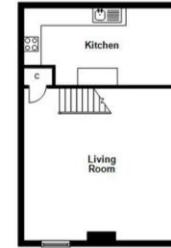
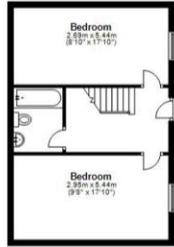
CHARGES The property is subject to a rateable value of £17,000 per annum and a council tax band of D for The Byre.

VIEWINGS Viewings are strictly by appointment. Please contact the agent on 01609 773004.





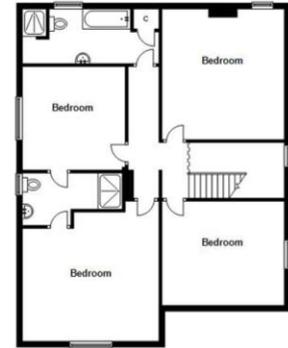




High Grange Exelby



Ground Floor



First Floor

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