



THE ORCHARD

Carthorpe, Bedale, North Yorkshire



THE ORCHARD

CARTHORPE, BEDALE, NORTH YORKSHIRE DL8 2LF

AN IMMACULATELY PRESENTED AND SPACIOUS BUNGALOW
WITHIN WELL MAINTAINED LANDSCAPED GROUNDS, EXTENDING
TO APPROXIMATELY THREE QUARTERS OF AN ACRE

Accommodation

Entrance Hall • Living Kitchen • Dining Area • Drawing Room • Utility
Cloakroom • Four Double Bedrooms, Two with En-suite • House Bathroom

Externally

Extensive Lawns • Patio Seating Areas • Vegetable Patch
Double Garage • Ample Private Parking



GSC GRAYS

PROPERTY • ESTATES • LAND

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Kirkby Lonsdale
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Situation and Amenities

The Orchard is situated on the edge of the attractive village of Carthorpe, conveniently located for access to the local road networks. The village has the benefit of a public house and a range of countryside walks on the doorstep.

The nearby market towns of Bedale (5 miles) and Masham (7 miles) offers a good range of amenities, including a wide variety of independent and national shops, several public houses, restaurants, GP practice, sports clubs, golf courses, supermarket and Swinton Estate and Spa at Masham. There are also have various schooling options at nursery, primary and secondary levels, as well as private education facilities available in the area, notably Queen Mary's School, Queen Ethelburga's College, Aysgarth and Ripon Grammar School.

The property is ideally located with great access links to both the A1 (M) for commuting across the region, to larger towns and cities including of Ripon (12 miles), (Harrogate (24 miles), York (35miles) and Leeds (43 miles) with a wider variety of amenities.

It is also conveniently located to the two East Coast mainline railway stations at Northallerton (11 miles) and Thirsk (10 miles) providing access to both North and South, including London Kings Cross in approximately 2 ½ hours.

Places of interest in the area include Snape Castle, Thorp Perrow Arboretum, Jervaulx Abbey and the Wensleydale Steam Railway to name a few.

The Orchard

The Orchard is in superb condition throughout and offers generous living accommodation with plenty of reception and entertaining space including a formal drawing room and a stunning living and dining kitchen, the heart of the home. Throughout the property the quality of the fixtures and fittings is apparent the moment you walk through the door, with neutral décor found throughout this turnkey home. Despite the property being a more modern build, there are



lovely features including bay windows, cornicing and ceiling rose details, quality fitted kitchen with maple fronted units and granite worktops, as well as a period style fireplace in the drawing room.

The accommodation is well laid out and the property offers well proportioned rooms, with plenty of natural light with the main reception rooms having a triple aspect. There are four double bedrooms, two of which benefit from en-suite shower rooms, plus a house bathroom.

The principal suite is set at the back of the building and has a bay window overlooking the garden.

The gardens are also beautifully presented and have been landscaped offering various areas to enjoy the sun at various points of the day. There is also ample parking and a detached double garage.

Accommodation

A covered portico accesses the spacious reception hall, which provides access to the cloakroom/w.c, the living/dining kitchen, all four bedrooms, the house bathroom and two large cupboards.

The open-plan living and dining kitchen, has a triple aspect and fitted with a range of cupboards with a maple wood frontage, granite work surfaces and built-in appliances including, double electric oven, warming oven, induction hob, dishwasher and two sinks, one of which has a boiling water tap.

From the kitchen area, French doors open out to the rear terrace. From here, there is access to the laundry area.

The principal reception room is the drawing room, a very pleasant space with a triple aspect and a large bay window overlooking the front gardens and a decorative Adam-style fireplace surround with marble inset and hearth and electric, coal-effect fire.





The principal bedroom suite to the rear of the property has built-in wardrobes and an en-suite shower room with underfloor heating and a stylish suite comprising twin wash hand basins set into a granite plinth, a walk-in, Aqualisa shower, bidet and W.C .

The second bedroom is situated at the front of the property and also benefits from an en suite shower room. The remaining two double bedrooms are serviced by the house bathroom, which features a white suite comprising panelled bath, vanity wash hand basin, step-in shower with Aqualisa shower and W.C.

Externally

Situated in a substantial plot extending to approximately 0.75 acres, the property has an imposing entrance from the main road via a rustic, brick pillared entrance onto the main driveway. The perimeter of the substantial gardens is screened from the main road by lime trees. The gardens themselves comprise extensive lawns with mature trees and well-stocked shrub and flowering beds.

To the rear of the property, there is a substantial stone patio with a good area for al fresco dining, accessible from the kitchen and the utility. In addition, there is a laurel hedge screening a utilitarian space behind the double garage which has two timber work sheds and raised vegetable beds.

Garage and Parking

The detached double garage has an electric roller shutter door and power supply. Adjacent to the garage is a mower shed.

Tenure

The property is freehold and will be offered with vacant possession on completion.

Viewings

Strictly by appointment with GSC Grays.
Telephone: 01748 829 217.

Local Authority

North Yorkshire Council. Council tax band F.

Services

The property is served by oil-fired central heating with double glazing and private septic tank drainage. Mains, electric and water connected.

Wayleaves and Covenants

The Orchard is sold subject to and with the benefit of all existing rights, including rights of way, light, drainage, water and electricity and all other rights and obligations, easements and all wayleaves or covenants whether disclosed or not.

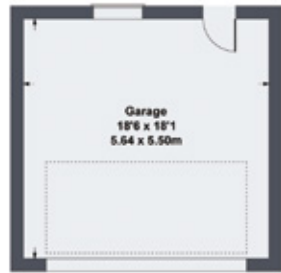
The Orchard, Carthorpe

Approximate Gross Internal Area
2917 sq ft - 271 sq m

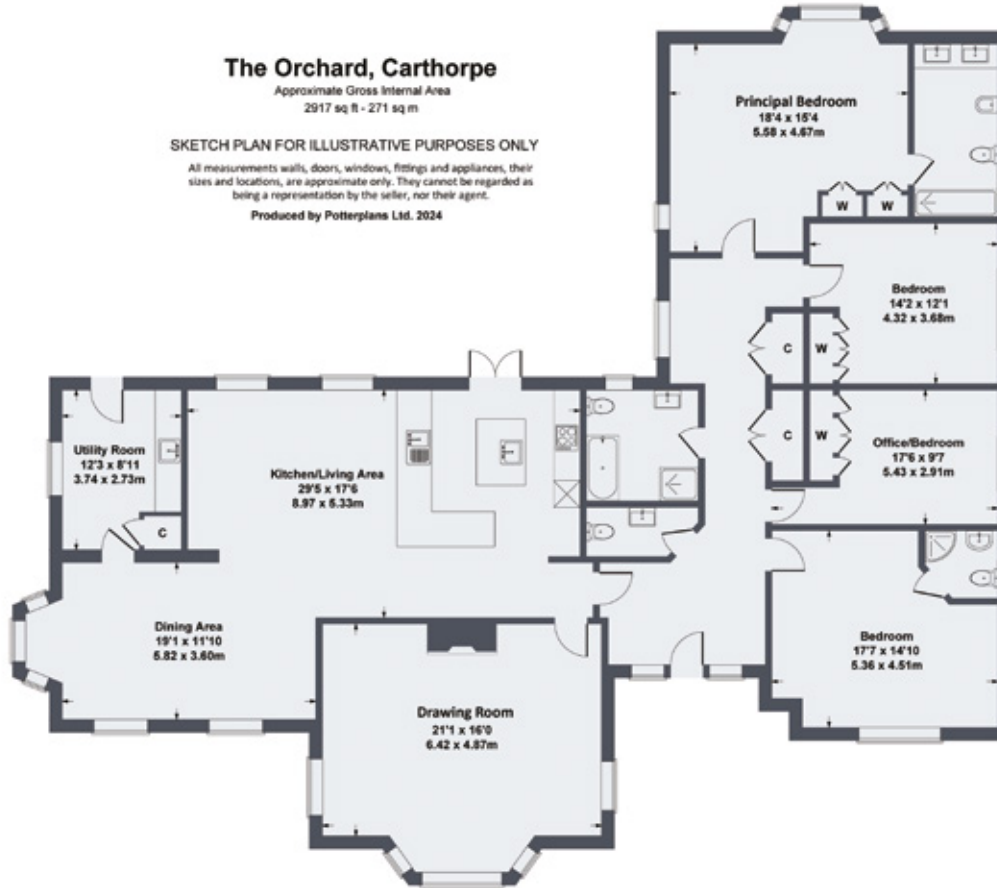
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.

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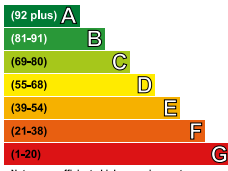


GARAGE



Energy Efficiency Rating

Very energy efficient - lower running costs



| Current | Potential |
|---------|-----------|
| 53 | 67 |

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6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: March 2025

Photographs taken: November 2024