

# The Beeches

Well Bank, Well, Bedale DL8 2QQ



**STRUTT  
& PARKER**

BNP PARIBAS GROUP

A charming and versatile four-bedroom property in an elevated position on the semi-rural outskirts of Well, surrounded by unspoilt countryside.

The Beeches is a stunning and contemporary detached property with detached garage with useful studio/office space above. Enjoying lovely views to the rear overlooking the Nosterfield nature reserve and towards the North Yorkshire Moors



**2 RECEPTION ROOMS**



**3/4 BEDROOMS**



**3 BATHROOMS**



**DOUBLE GARAGE & STUDIO**



**GARDEN**



**FREEHOLD**



**SEMI-RURAL**



**2,014 SQ FT**



**GUIDE PRICE  
£650,000**



### The property

The attractively presented detached property was constructed in 2016 with characterful additions including decorative brickwork inside and out, engineered oak wood floors, complementary oak doors and a matching staircase. The beautifully appointed interiors have been designed to a high specification and include independently controlled underfloor heating to the ground floor and separate radiator system to the first floor. Large windows throughout which offer excellent natural light and extensive storage provision which includes fitted wardrobes in most of the bedrooms.

The versatile layout is ideal for both family life or couples seeking extra space, with the option to use the two ground floor bedrooms as additional reception spaces such as a study, playroom or a formal dining room. The open and inviting layout leads from the well-proportioned entrance hall to an open plan kitchen and breakfast room with integrated dishwasher, microwave, double oven/grill and fridge/freezer, and a separate sitting room with a multi-fuel

stove; these two rooms are connected by double doors making a fantastically easy space for entertaining. Separately there is a utility/boot room with space for washer and dryer. There is a large cloakroom with WC and a coats storage cupboard.

Downstairs, on the south side of the house, there is a sizeable double bedroom with an en suite shower room, currently used as a dining room and a further double bedroom/study. Upstairs, the principal bedroom has ample built-in storage with a high specification en suite shower room. The second bedroom also has ample storage space and lovely views over the surrounding countryside. It has an en suite bathroom with both bath and walk in shower facilities



## Outside

The property enjoys a semi-rural position on the southerly edge of the village with excellent access to both local road routes and beautiful countryside. Mature trees envelop the good-size plot, including an impressive willow, providing natural privacy, though thanks to the elevated position, allowing views over the countryside to the southeast. The property is approached via a gated gravel driveway with ample parking for several vehicles. A detached double garage sits separate from the main house and has a studio space on the first floor which has potential for varied uses. Lawned gardens wrap around the home, bordered by well-maintained flowerbeds. A terrace is accessed from the lounge and provides an idyllic spot for entertaining in the warmer months.

## Location

The desirable village of Well nestles into the countryside of North Yorkshire, with good road access to the larger centres of Ripon, Bedale, Masham and Northallerton. The village boasts a popular pub and restaurant.

More extensive amenities can be found in Masham (3.6 miles), Bedale (5.3 miles) and superstore shopping can be found in Northallerton or Ripon. Cultural attractions such as theatres can be found in both Richmond and Harrogate, each about 30 minutes' drive away, where there are parks, a variety of independent stores and household name shops. There is a good selection of well-respected primary and secondary schools in the area. The railway service from Northallerton links with London Kings Cross, Newcastle Central, Edinburgh Waverley as well York mainline station. Junction 51 of the A1 Motorway is approximately 6.7 miles providing excellent links to the motorway network, giving ease of access to York and the thriving city of Leeds. The village is ideally situated to enjoy the miles of bridleways and countryside walks in the Yorkshire Dales National Park and North York Moors.



## Distances

- West Tanfield 1.9 miles
- Masham 3.6 miles
- Bedale 5.3 miles
- Ripon 7.7 miles

## Nearby Stations

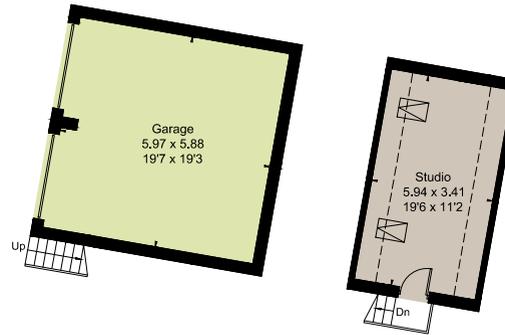
- Thirsk 11.5 miles
- Northallerton 13.3 miles
- Harrogate 20.1 miles
- Darlington 26.4 miles

## Nearby Schools

- Snape Community Primary School
- Masham C of E Primary School
- Aysgarth Preparatory School
- Ripon Grammar School
- Queen Mary's School for Girls

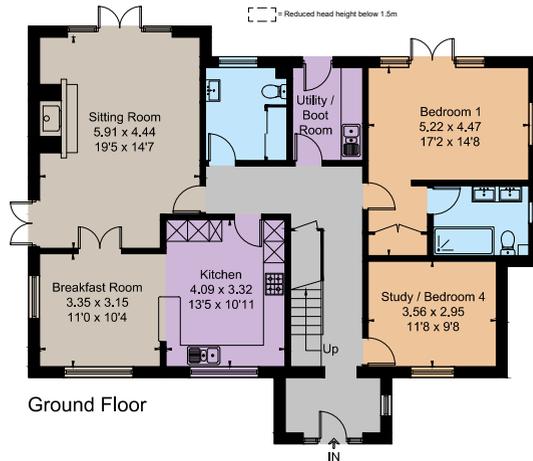


Approximate Floor Area = 187.1 sq m / 2014 sq ft (Excluding Void)  
 Outbuilding = 55.4 sq m / 596 sq ft  
 Total = 242.5 sq m / 2610 sq ft

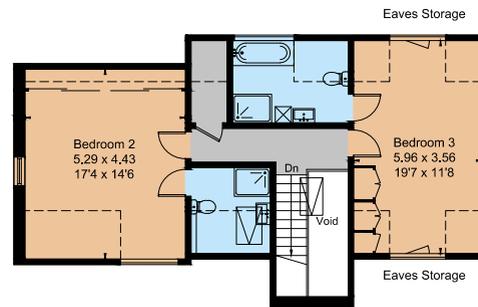


Outbuilding - Ground Floor

Outbuilding - First Floor



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #100457

### Floorplans

Main House internal area 2,014 sq ft (187.1 sq m)  
 Outbuilding internal area 596 sq ft (55.4 sq m)  
 For identification purposes only.

### Directions

DL8 2QQ

what3words: ///joyously.overhead.bagels

### General

Local Authority: North Yorkshire Council

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Services: Mains water, drainage and electricity. Oil-fired central heating. Full fibre broadband

Council Tax: Band F

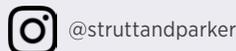
EPC Rating: C Rating

## Harrogate

9 Westgate House, 5 Albert Street, Harrogate, HG1 1JX

01423 561 274

harrogate@struttandparker.com  
 struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London

For the finer things in property.

