

THE OLD INN AISKEW, BEDALE DL8 1BA



**A WELL LAID OUT AND SPACIOUS 5-BEDROOMED PERIOD
PROPERTY IN VERY CONVENIENT GATEWAY TO THE DALES
LOCATION**

- UPVC Sealed Unit Double Glazed
- Gas Fired Central Heating
- 5-Bedroomed Accommodation
- Large, Light & Airy Reception Rooms
- Private Enclosed Good Sized Rear Gardens
- Close to Excellent Travel Networks

PRICE: £185,000

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SITUATION

Northallerton	7 miles	Richmond	10 miles
Bedale	2 ½ miles	A1	1 mile

(All distances are approximate)

This particularly attractive period property is well situated in a prominent, slightly elevated position, nicely set back from the road to Bedale, the gateway to the Dales. The property is particularly convenient for the A1 trunk road and surrounding commuter routes.

The property is very conveniently situated in relation to the local market towns of Bedale and Northallerton and is within easy walking distance of Bedale and easy travelling distance of Northallerton and is within easy commuting distance of a range of further market towns including Ripon, Harrogate and York as well as being in an excellent position for access to the North Yorkshire Dales.

The A1 and A19 trunk roads which provide good access to routes north and south bringing Leeds, West Yorkshire, Tyneside and Teesside within easy travelling distance and providing excellent links in to the main arterial road networks of the UK.

AMENITIES

Schools – This area is well served by good state and independent Schools, locally renowned Primary School at Leeming. It is complemented by good state Secondary Schools at Bedale, Northallerton and Ripon. Whilst independent Schools are Queen Mary's at Baldersby, Polam Hall at Darlington, Hurworth House, Teesside High and all are all within convenient commuting distance.

Shooting and Fishing – the property is attractively placed in an area renowned for its quality shoots and good fishing being within easy reach of the North Yorkshire Moors and North Yorkshire Dales and close to local rivers and ponds.

Racing – Thirst, York, Ripon, Catterick, Sedgefield, Beverley and Doncaster

Golf – Bedale, Romanby, Bedale, Catterick, Darlington, Masham

Walking & Cycling – The area is well served for attractive walking and cycling with some particularly attractive countryside and scenery situated around the property

Leisure Centres – Northallerton, Bedale, Richmond and Darlington

Additional leisure activities in and around Northallerton can be enjoyed at the local Northallerton Rugby Club, Northallerton Football Club and a number of gyms within the town.

DESCRIPTION

The Old Inn at Aiskew, Bedale comprises a well maintained period property, brick built with slate roof. To the front the property enjoys low maintenance chippings garden behind attractive stone and wrought iron work. Whilst to the rear there is extensive hard-standing gardens and patios which are walled and provide a high degree of privacy. Internally the property is well laid out and spacious with accommodation extending to five bedrooms with a particular feature being the large open plan double fronted sitting and dining rooms.

Entrance Vestibule

1.19m x 0.94m (3'11" x 3'1")

Ceiling light point. Internal multi-paned opaque glass door leads into:

Reception Room nicely divided into sitting and dining areas.

Sitting Area

3.86m x 5.05m (12'8" x 16'7")

With beamed ceiling. Two-wall light points. Ceiling light point. Double radiator. Chimney breast. Serving hatch through from Kitchen.

Dining Room

4.21m x 5.08 (13'10" x 16'8")

With ceiling light point. Stone built chimney breast with slate hearth. Hearth mounted gas fire and hardwood mantle shelf. Matching stone plinth with hardwood topped TV stand. TV point. Opaque glazed door through into:

Kitchen

6.20m x 2.82m (20'4" x 9'3")

Good range of base and wall cupboards with roll edged laminate work surfaces with inset single bowl, single drainer coated sink unit having mixer tap over. Tiled splash-backs. Space and plumbing for auto wash. Built in Hygena oven topped with four ring AEG Schott Ceran hob with extractor hood over. Ceiling light point. Double glazed window. Stairs to First Floor with understairs and access to the cellar. Pine effect panelled walls. Useful built in shelved airing cupboard. Laid wood laminate floor.

Rear Hallway

1.96m x 1.11m (6'5" x 3'8")

With pine panelled walls.

Utility Room / WC

2.74m x 2.01m (9' x 6'7")

Ceiling light point. Double-glazed window. Tiled splash-backs. Low Flush WC. Radiator.

Stairs to First Floor have painted balustrade and spindles leading up past double glazed window to:

Main Landing
2.13m x 0.94m (7' x 3'1")

With stairs to second floor. Ceiling light point.

Bedroom No. 3
2.74m x 4.01m (9' x 13'2")

Ceiling light point. Radiator. Built in shelved store cupboard with cupboard storage over. Telephone point.

Bedroom No. 2
5.18m x 3.60m (17' x 11'10")

With beamed ceiling. Ceiling light point. Radiator.

Bedroom No: 1
5.23m x 4.16m (17'2" x 13'8")

With ceiling light point. Built in store cupboard with shelved storage over. Built in bedroom furniture comprising 2 x double wardrobes with mix of cloaks hanging and shelved storage. Storage over. Central dressing table unit with 2 x four drawer chests. Dressing table with mirrored back.

Bathroom
2.64m x 2.74m (8'8" x 9')

Shell edged panelled bath with Triton Passion mains electric shower over. Fully tiled around bath area. Half tiled to rear of shell edged WC and wash basin. Ceiling light point. Radiator. Built in airing cupboard housing lagged cylinder and immersion heater with extensive shelved storage to side.

Stairs to Second Floor with painted balustrade and spindles leading up to:

Landing
2.16m x 0.79m (7'1" x 2'7")

With inset roof light. Over stairwell lighting. Door to:

Attic Room
3.15m x 4.52m (10'4" x 14'10")

With heavily beamed ceiling. Ceiling light point. Double radiator. Telephone point. WC. Natural roof light and velux roof light.

Bedroom 4
3.66m x 6.23m (12' x 20'5")

Heavily beamed ceiling. Window to side. Inset velux roof light. Wall mounted electric heater. Radiator. Ceiling light point.

OUTSIDE

To the rear is a low maintenance concrete and laid flag sitting areas together with raised area of lawn, attractive shrub borders against an exposed natural stone wall. Extensive hard-standing for a number of vehicles.

Garden Shed
3.02m x 3.27m (9'11" x 10'9")

Light and power. Twin doors to front.

Workshop
2.03m x 4.42m (6'8" x 14'6")

UPVC double glazed window panels. On block base. Double glazed door.

GENERAL REMARKS & STIPULATIONS

VIEWING

By appointment through Northallerton Estate Agency – Tel: (01609) 771959

TENURE

Freehold with Vacant Possession upon Completion.

SERVICES

Mains Water, Electricity, Gas and Drainage.

LOCAL AUTHORITY

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – Tel: (01609) 779977.

COUNCIL TAX BAND

We are verbally informed by Hambleton District Council that the Council Tax Band is D.



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