

# THE GRANGE

Nosterfield, Bedale



## THE GRANGE

**Renovated old farmhouse with gardens  
and a range of superb outbuildings**

*Masham 4 miles • Ripon and Bedale 8 miles • Thirsk 11 miles  
Harrogate 22 miles • York 33 miles • Leeds 45 miles*

Entrance hall • shower room • 2 reception rooms •  
kitchen/breakfast room • utility room • cellar

Principal bedroom suite with bathroom • 3 further double  
bedrooms each with en suite bathrooms

Double garage with studio room over • cart shed •  
workshop • 3 stores

Gardens and grounds

In all half an acre

For Sale Freehold

**Blenkin**  
& Co

ESTABLISHED 1992

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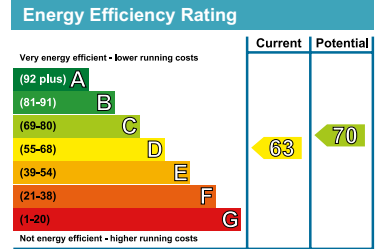
# The Grange, Flask Lane, Nosterfield, Bedale, DL8 2QU

## Approximate Gross Internal Floor Area

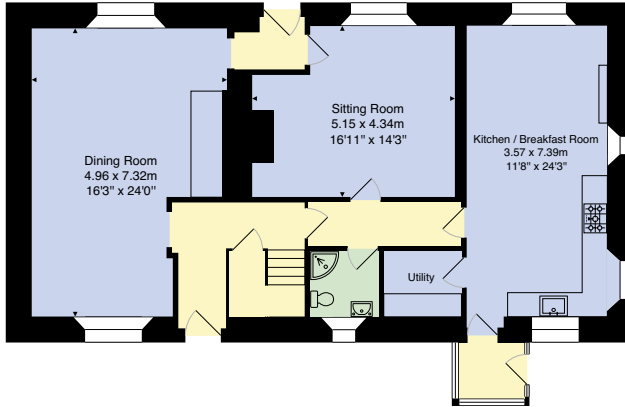
Main House - 297.7 SQ M / 3204 SQ FT - (Excluding Basement)

Total - 488.3 SQ M / 5256 SQ FT

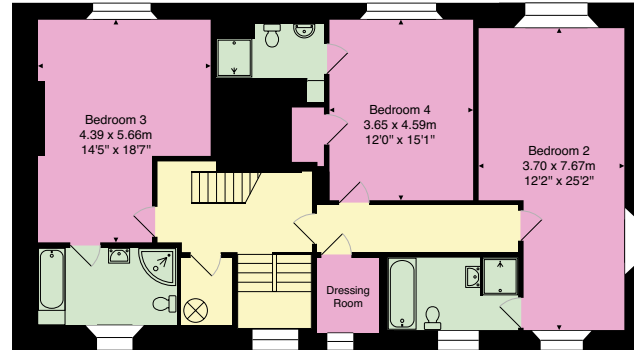
For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



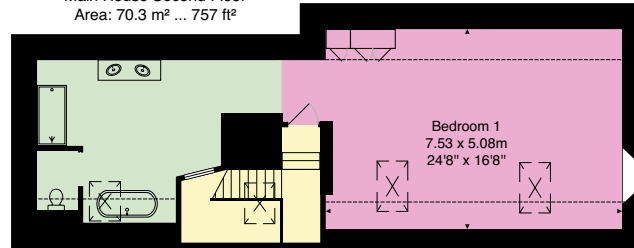
Main House Ground Floor  
Area: 111.7 m<sup>2</sup> ... 1202 ft<sup>2</sup>



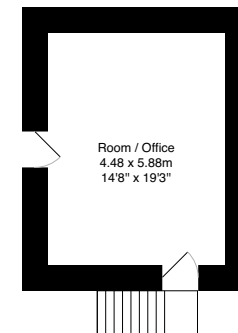
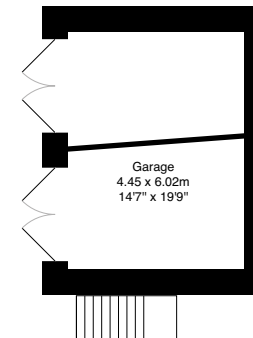
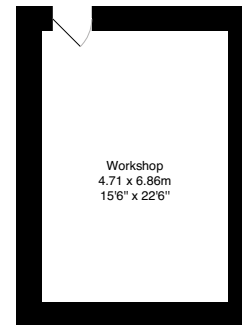
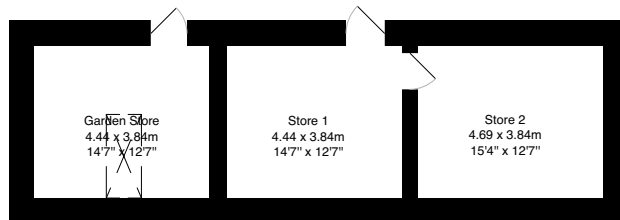
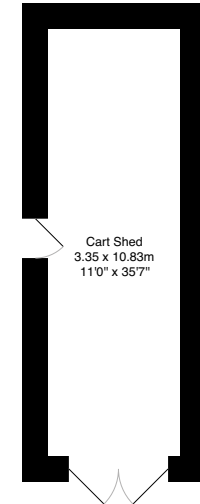
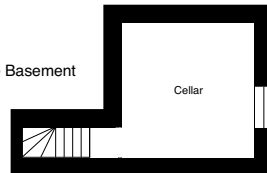
Main House First Floor  
Area: 115.7 m<sup>2</sup> ... 1245 ft<sup>2</sup>



Main House Second Floor  
Area: 70.3 m<sup>2</sup> ... 757 ft<sup>2</sup>



Main House Basement



City

Country

Coast

The Grange is a handsome double-fronted house, built in stone beneath a slate roof and dating from the 1800s. Rich in character, it offers generous living space suitable for family gatherings and showcases a wealth of period features, including exposed ceiling beams, roof trusses, exposed brickwork, and a variety of fireplaces.

Thoughtfully renovated in recent years, this fine old farmhouse is complemented by a range of stone outbuildings and is set amidst charming gardens of approximately half an acre, enhancing the property's character and versatility.

- Period farmhouse (attached on one side) with stone outbuildings
- Extends to 3,200 sq ft arranged over three floors
- Beautifully updated and full of rustic character
- Magnificent principal bedroom suite with a freestanding copper bath
- Ideal for families and home working – fast fibre broadband to the premises
- Set within half an acre of landscaped gardens and grounds
- Rural yet accessible village location – A1(M) just 10 minutes' drive
- 50 minutes from York, 30 minutes from Harrogate



**Tenure:** Freehold

**EPC Rating:** D

**Council Tax Band:** E

**Services & Systems:** Mains electricity, water and drainage. Oil central heating.

UV solar panels on outbuilding with feed-in tariff. Fibre to the premises 280 Mbps. CCTV.

**Fixtures & Fittings:** Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

**Local Authority:** North Yorkshire Council  
[www.northyorks.gov.uk](http://www.northyorks.gov.uk)

**Agents' Notes:** There is a pre-emption clause giving the owners of The Grange the first opportunity to purchase the attached cottage if it is offered for sale. Further details available from the sellers' solicitors.

**Money Laundering Regulations:** Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.







The entire ground floor is laid throughout with elegant oak parquet flooring, perfectly complementing the array of exposed beams, cottage doors, detailed architraves, rustic brickwork, and a traditional timber staircase.

A central front hall provides access to the sitting and dining rooms. The sitting room, a cosy retreat adjacent to the kitchen, enjoys a sunny southerly aspect and features an open-grate fireplace as its welcoming focal point. The double-aspect dining room extends to some 24 ft and showcases an inglenook fireplace with recessed nooks framed by aged beams, housing a wood-burning stove set on traditional stone flags.

The kitchen/breakfast room, also spanning the depth of the house, connects conveniently to the rear hall and is bathed in natural light from south- and west-facing windows on three sides.

There is ample room for a family dining table and a relaxed seating area before a further log-burning stove set within a brick fireplace. The attractive country-style kitchen is fitted with solid wood cabinetry, granite worktops, integrated appliances, a range cooker, and a Butler sink, and is enhanced by recessed downlighting.

The cellar is accessed via a hatch and a stone staircase and has natural light through a window.

The central staircase rises to a galleried landing, open to the top floor, where there is a dressing room and a walk-in airing cupboard housing the hot water tank. The home's four characterful bedrooms are arranged over the two upper floors. The principal suite occupies the entire second floor and features a vaulted ceiling with skylights and extensive eaves storage.





Its luxurious bathroom is on an impressive scale, complete with a freestanding copper bath, a walk-in rain shower, double vanity unit, concealed wc, and a generous walk-in storage cupboard. The three remaining bedrooms, all generous in size and full of character, are located on the first floor. Each benefits from an en suite bathroom, and each is south facing, with Bedroom 2 illuminated by natural light on three sides.

## Outside

The house is attractively set back from the country lane behind a wide grass verge (belonging to the property) and elegant railings that enclose a formal front garden. A gravel path bordered with lavender leads invitingly to the front door. The gravel driveway passes through a metal gate and sweeps through to a generous parking and turning area behind the house, adjoining a range of attractive stone outbuildings.

The principal two-storey outbuilding (approximately 578 sq ft) has been sympathetically repointed and re-roofed in slate. It incorporates a double garage with a fully boarded room above, accessed via an external staircase, and is ready to be converted into a home office or studio. Forming the north-west boundary, a single-storey stone outbuilding with solar panels houses three practical garden stores. Additional outbuildings include a workshop (formerly the stables) which has recently had a new pantile roof fitted and also features solar panels, and a cart shed offering further scope for development.







At the rear of the house lies a walled courtyard garden, perfectly secure for children and pets. A wrought-iron gate opens into the main rear garden, which is laid to lawn and beautifully landscaped with raised perimeter beds brimming with colourful perennials. An extensive west-facing terrace enjoys afternoon and evening sun, centred around a traditional covered well. Beyond, the family garden extends southwest to a broad expanse of grass, ideal for recreation and family play. It is fully enclosed, partly walled and partly fenced with post-and-rail to allow open views across the surrounding grazing pastures. In one corner lie three generous vegetable beds and a dedicated cut-flower garden, as well as a paved corner suitable for the erection of a greenhouse.

## Environs

Nosterfield is an attractive village set in the heart of North Yorkshire, perfectly positioned between the Yorkshire Dales to the west and the Howardian Hills to the east. The A1(M) is conveniently accessible via the Baldersby Interchange, approximately seven miles to the south, providing excellent regional and national connections.

The village itself offers a welcoming community atmosphere, with a village hall and a village green that includes a children's play park. It is surrounded by scenic countryside, offering an abundance of walking routes and quiet lanes to explore. On its doorstep lies the Nosterfield Nature Reserve — a renowned haven for walkers, birdwatchers, and wildlife enthusiasts alike.





The nearby market towns of Ripon, Masham, Bedale, and Thirsk provide a wide range of amenities, while the historic cities of York and Harrogate are both within easy reach. Thirsk Railway Station on the East Coast Main Line, connecting to London Kings Cross and Edinburgh Waverley, can be reached in fifteen minutes. For families, respected independent schools including Cundall Manor, Queen Ethelburga's and Ampleforth College are all conveniently accessible.

Directions

Heading west into the village from Thirsk/A1(M), Flask Lane lies on the right hand side and is the first on the lane.

What3words: ///demotion.digits.unionists

Viewing

Strictly by appointment.



ESTABLISHED 1992



**Important notice** 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. **Photographs, property spec and video highlights:** Winter 2025. Brochure by wordperfectprint.com

