



**6 WYCAR, THE OLD GRAMMAR SCHOOL,  
BEDALE, DL8 1EP**

**£650,000  
FREEHOLD**

The Old Grammar School has been beautifully refurbished to provide an elegant and stylish individual home and offers buyers the chance to own a piece of Bedale history. Located ideally for the Bedale town centre, schools and the A1(M), on a quiet leafy street, this home is not to be missed with its character and charm, flexible layout over two floors, lovely private gardens plus a double garage and off street parking.

**NORMAN F. BROWN**

Est. 1967

## 6 WYCAR, THE OLD GRAMMAR SCHOOL,

- Elegant and Distinctive Detached Home
- Stylish Refurbished Accommodation
- Flexible Layout Over Two Floors
- Central Bedale Location
- Fantastic Private Garden
- Double Garage & Off Street Parking
- Ideal For Schools, Leisure Centre And The A1(M)
- Gas Fired Heating System
- Video Tour Available
- Enquire Today For Your Personal Viewing



### The Property

Rebuilt in 1888 The Old Grammar School is a distinctive and character home that has undergone a programme of refurbishment and modernisation to provide spacious and well-presented accommodation with a flexible layout over two floors. The house has an impressive front entrance with ornate glazed double timber doors opening into a central hallway with mosaic tile flooring leading to the sitting room, and study/gym.

The dining kitchen is located at the rear of the property with a large dining and living area having a log burning stove, separated from the kitchen by an island with built in cupboards and a breakfast bar, a great space for entertaining or for families to be together. The kitchen itself has a range of modern shaker style wall and base units with a work surface over having a tiled splashback and a single Belfast sink. There are built-in appliances including a five ring induction hob with an extractor hood over and an electric oven with built in microwave over, plus a 50/50 tall fridge freezer.

The sitting room is cosy yet spacious, another ideal space for entertaining or family time on an evening. Also to the ground floor off the sitting room, are three bedrooms. Bedrooms two, three and four are all excellent doubles having space for at least a double bed plus wardrobes, with bedroom two having an attractive stain glass leaded window.

The three bedrooms are served by a contemporary styled shower room with a walk in shower with a screen and a pedestal mounted wash basin and a push flush W.C

Off the reception hall is also a fantastic space for an at home office or gym which has built in storage that also houses the boiler, pressurised hot water cylinder and has

plumbing for a washing machine too.

To the first floor the landing opens to the main bedroom and bathroom. The bedroom is spacious with an attractive exposed joist and has fitted wardrobes with sliding doors and there is plenty of space for further wardrobes or chests of drawers and a window has an attractive outlook over the rear garden. The elegant bathroom has a classic yet contemporary style comprising of a wet room style shower with glazed screen and fixed and hand held shower heads, a roll top bath plus a push flush W.C and a washbasin set into a vanity unit.

### Outside

The attractive frontage has a walled boundary with ornate wrought iron gates revealing a path to the front door and a lawned garden with flower bed borders.

The rear gardens are beautifully maintained and private with a paved and gravelled seating area ideal for entertaining looking out over a lawned garden with a mature shrubbery and veg beds. There are two sheds set in an old pigeon loft for storage and retaining walled boundaries provide a touch of character. Hidden steps lead up to a split level lawned area with an attractive view back towards the house and would a make a great entertaining area. To the side of the house is a tarmac driveway leading to a timber built double garage which has an electric roller door, personal door top the rear, lighting and power points.

### Location

Bedale is a market town and civil parish in the district of Hambleton, North Yorkshire. Listed in the Domesday Book as part of Catterick wapentake, markets have been held in the town since 1251 and the regular Tuesday market still

takes place today. The town has a range of schooling opportunities for children up to the age of 16 years and also boasts a leisure centre with a swimming pool and gym, a football club, golf club and being the gateway to the Yorkshire Dales, there are plenty of scenic walks and country pursuits close by too. Bedale has excellent road links including the new bypass, and Junction 51 of the A1M provides access to the national motorway network. Other transport links close by are the main line railway station in Northallerton, Durham Tees Valley and Leeds Bradford airports are both within an hour's drive away.

#### General Notes

Viewing - by appointment with Norman F. Brown.

Local Authority – North Yorkshire Council  
Tel: (01609) 779977

Council Tax Band – E

Tenure – We are advised by the vendor that the property is Freehold.

Construction: Standard

Windows are mainly single glazed to retain the character of the building with some double glazing to the rear.

Please note that the bank at the rear of the garden is part of the gardens.

Conservation Area - Yes

Listed Building - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Pressurised hot water cylinder/Immersion Heater

Drainage: Mains

Mobile & Broadband:

[www.ofcom.org.uk/phonesandbroadband/coverage-and-speeds/pfcom-checker](http://www.ofcom.org.uk/phonesandbroadband/coverage-and-speeds/pfcom-checker)

Flood Risk: Very Low

Has the property ever suffered a flood in the last 5 years – No

Restrictive Covenants: Not Known

AML Policy (When an offer is accepted):

In accordance with The Money Laundering Regulations 2017, we are required by law to:

- Verify the identity of all buyers
- Check the Politically Exposed Persons and
- Check the Sanctions registers.
- Verify proof of and source of funds for the purchase - What form that takes depends on your position, but we ultimately need you to provide to us (in the office or via email) evidence of the funding you have in place for the purchase price. That may include proof of deposit, an Agreement in Principle from a lender or if you are a cash buyer, a Bank Statement.

The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

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## ADDITIONAL INFORMATION

**Local Authority** – North Yorkshire Council

**Council Tax** – Band E

**Viewings** – By Appointment Only

**Floor Area** – 2152.20 sq ft

**Tenure** – Freehold



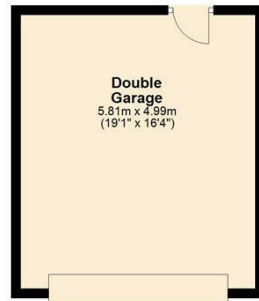
**Ground Floor**  
Approx. 122.9 sq. metres (1323.2 sq. feet)



**First Floor**  
Approx. 48.0 sq. metres (517.2 sq. feet)



**Double Garage**  
Approx. 29.0 sq. metres (311.9 sq. feet)



Total area: approx. 199.9 sq. metres (2152.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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