



JASMINE COTTAGE, WELL BANK WELL, BEDALE, DL8 2QG

**£260,000
FREEHOLD**

Jasmine Cottage is neatly positioned close to the heart of the popular and conveniently positioned village of Well. The property is in need of modernisation but offers lots of potential to create a fabulous home close to Bedale, Masham and Junction 50 of the A1(M). The property benefits from a great layout, lovely gardens, off street parking and a garage.

NORMAN F.BROWN

Est. 1967

JASMINE COTTAGE, WELL BANK

- Two Bedroom Detached Cottage • Modernisation Required • Idyllic Village Location • Close To Bedale, Masham and Junction 50 Of The A1(M) • Garage & Off Street Parking • Lovely Gardens With Outside Stores • Oil Fired Heating & Double Glazing • Great Layout • Marketing Video Available • Enquire Today For Your Personal Viewing

Description

This detached cottage offers great potential for a lovely home and is ideal for buyers looking to put their own stamp onto a home.

The property opens at the rear into a porch where there is space for hanging coats and a useful store cupboard with a power point and plumbing for a washing machine. The porch opens into a central hallway which has the stairs to the first floor, further storage by the way of an understairs cupboard. The hallway leads to the sitting/dining room, kitchen and the downstairs bathroom. The sitting dining room has tiled flooring that extends throughout the ground floor and is a bright spacious room with exposed beams, a log burning stove provides a cosy feel and is set into an inglenook fireplace with a stone hearth and there is space for sofa's and dining furniture making a great space for entertaining. The kitchen is set to the rear and comprises of a range of base units with a work surface over having tiled splashbacks and a one and a half bowl sink. There is space for an undercounter fridge and an electric cooker with an extractor hood over.

The house bathroom is positioned downstairs and comprises of a corner bath with a shower over and a screen plus a wash basin and a push flush W.C set into a vanity unit.



To the first floor are the two double bedrooms with bedroom one the largest having a built in wardrobe and airing cupboard housing the immersion heater. Both bedrooms look out onto the patio garden at the front of the cottage.

Outside

To the front is a private patio seating area providing a fantastic entertaining area with a beech hedge boundary and steps up to a mature planted shrubbery to an outside store and the parking area. The parking area offers space to park one car and is in front of the outside store and to the side of the garage.

From Well Bank is a driveway that leads to the garage and parking area, with the next door property having a right of way to the rear of their property. The other side of the driveway are the gardens which comprise of a raised lawned garden at the top of the drive with an attractive retaining wall with steps from the driveway and a further outside store. Across from the porch are further steps up to a further tiered (two tiers) lawned garden with an attractive rockery and retaining walls with mature shrubberies and flower beds.

The garage is ideal for storage or for further parking and has lighting and a door through to a further store room, also with lighting and power points.

Location

Well is a small village and civil parish in the Hambleton district of North Yorkshire, England. It is about 4 miles south of Bedale, near Snape and ideally placed for Masham and Junction 50 of the A1(M). The 'well' of Well is a spring which, along with several other springs, feeds the beck running through the village. There is an excellent public house, the Milbank Arms in the centre of the village and a 14th Century church called St. Michael's as well as a village institute, which is used for children's parties, coffee mornings and other events.

General Notes

Viewing - by appointment with Norman F. Brown.

Local Authority – North Yorkshire Council

Tel: (01609) 779977

Council Tax Band – D

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

Construction: Standard

Please note the property does suffer from damp. A report and quote is available on request. The property has been priced accordingly.

The neighbouring property, Spinners, has a right of way over the driveway to the rear of their property.

The Parking space for Jasmine Cottage is to the side of the garage.

Conservation Area - Yes (Well)

Listed Building: No

Utilities

Water – Mains (Yorkshire Water)

Heating: Oil

Water – Immersion Heater

Drainage: Mains

Broadband:

Checker: www.checker.ofcom.org.uk

Mobile:

Signal Checker visit www.checker.ofcom.org.uk

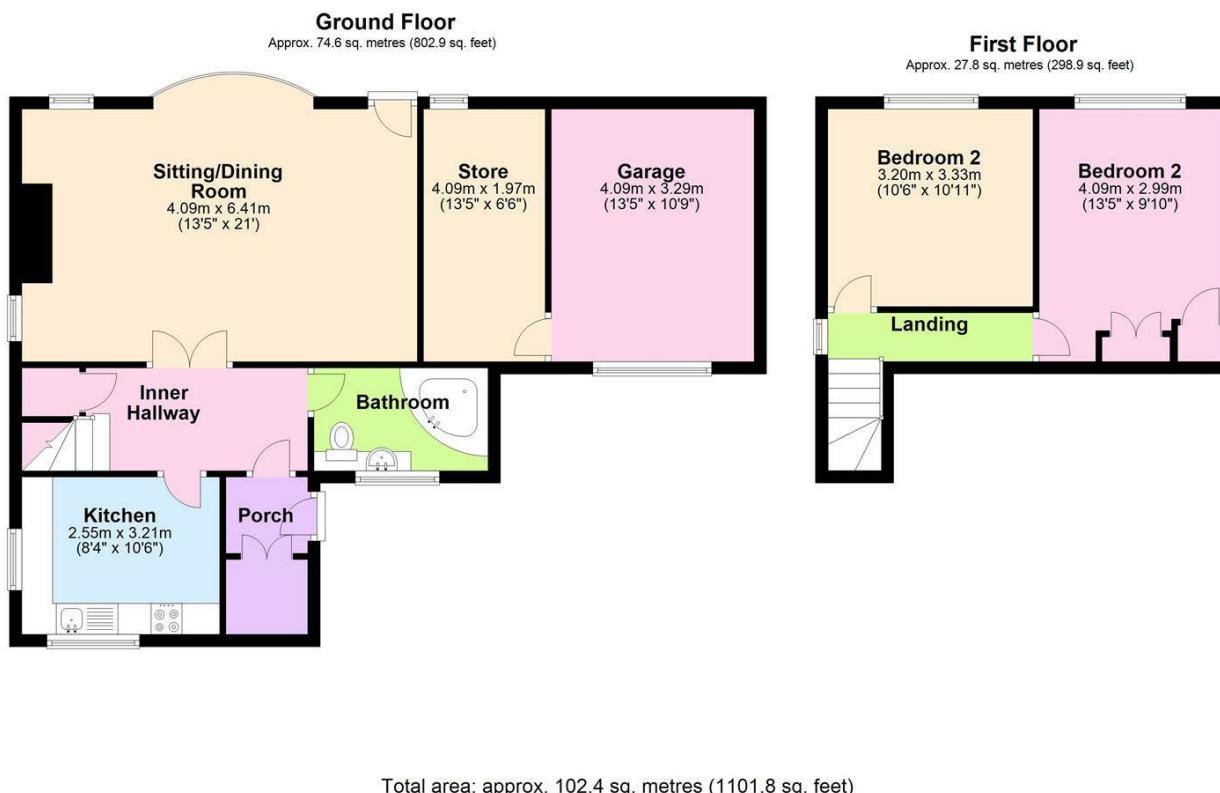
Flood Risk: Very Low

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

Restrictive Covenants: Not Known

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	100
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	35
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		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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