

**The Villa  
The Green  
Kirklington  
Near Bedale  
DL8 2ND**



**An attractive Grade II listed detached property in need of full restoration, with gardens and grounds extending to about ½ an acre, occupying a lovely setting overlooking the green in this charming conservation village, conveniently situated between Ripon and Bedale and within easy access of the A1(M).**

**Offers Over £300,000**

**T: 01423 523423**

Regent House, 13-15 Albert Street, Harrogate HG1 1JX  
E: [harrogate@carterjonas.co.uk](mailto:harrogate@carterjonas.co.uk)

[carterjonas.co.uk](http://carterjonas.co.uk)





## The Villa, The Green, Kirklington, DL8 2ND

Bedale 6½ miles, Ripon 8½ miles, Thirsk 8 miles, Masham 7 miles

### Proposed accommodation

Reception hall • Sitting room • Dining room • Kitchen • Utility room • Store/boot room • Cellar

Landing • Bedroom 1 with an en suite shower room • Three further bedrooms • House bathroom

Two attic rooms on the second floor

Garage • Two outbuildings • Two car ports

Gardens and grounds extending to about ½ an acre

The Villa occupies a pleasant setting within this attractive North Yorkshire village, comprising a selection of individual properties set around a picturesque village green. The village has a popular public house (The Black Horse Inn), a village hall and a church. For more extensive everyday facilities the neighbouring city of Ripon and towns of Masham, Bedale, Thirsk and Northallerton are all within easy travelling distance. For the commuter, access to the A1(M) is within 4 miles and mainline railway stations in Northallerton and Thirsk provide frequent services to London's Kings Cross.

The Villa is an impressive period property, being Grade II listed and believed to date from the late 18<sup>th</sup> Century, with later additions. The property presents an exciting development opportunity requiring full restoration throughout – this is a substantial project, perfect for an ambitious renovator !

Planning approval and listed building consent has been obtained for renovation of the property. The relevant planning approvals are 22/02452/FUL dated 11 April 2023 and listed buildings approval 22/02453/FUL dated 11 April 2023. In addition, there are two discharge of conditions applications relating to the property. These are ZB22/02452/DCN approved 4 March 2025 and ZB22/02453/DCN01 approved 9 May 2025. The purchaser will be expected to comply with the terms and conditions of these approvals, to include any discharge of remaining conditions. The purchaser should satisfy themselves as to the terms of the relevant planning approvals and conditions. Full details can be found on the North Yorkshire Council Planning Portal.

Outside, there is a courtyard to the side of the house, off which lies a garage, range of outbuildings and two car ports. Beyond to the east are the gardens and grounds which extend to about ½ an acre.

### **Additional Information**

**Agents Note** – The land to the east of the property, forming the gardens and grounds, will be sold subject to a restrictive covenant preventing any future development of the land.

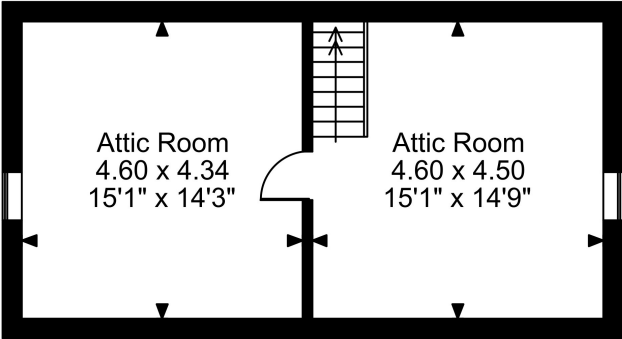
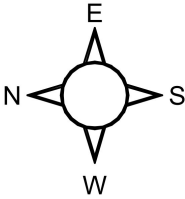
**Tenure** – We are advised that the property is freehold and vacant possession will be given on legal completion.

**Services** – We are advised that mains water, electricity and drainage are installed.

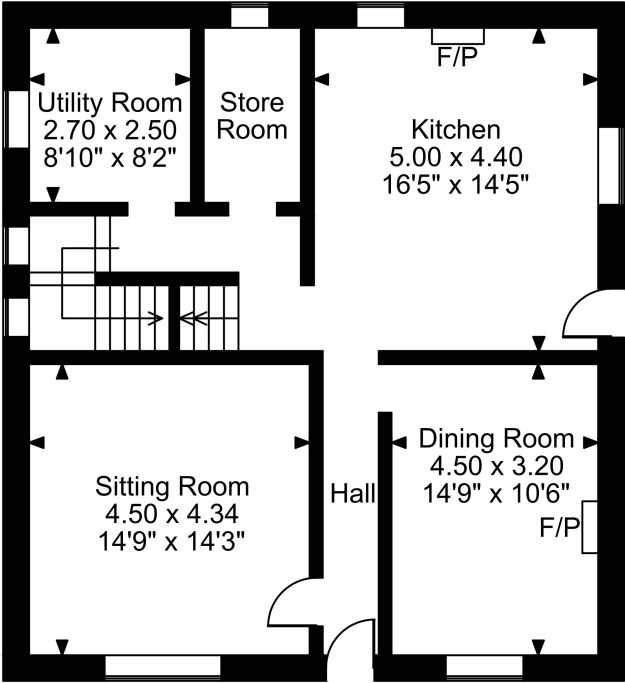
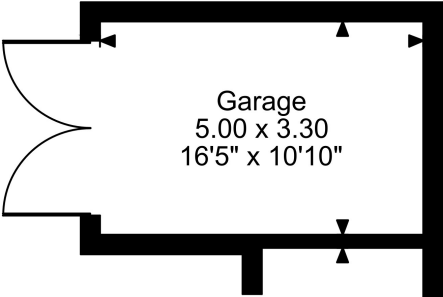
**Viewing** – Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

**Directions – DL8 2ND** – From Junction 50 of the A1(M), take the A6055 signposted to Bedale and Masham. At the first roundabout take the left turn onto the B6267 signposted Masham and Kirklington. Take the first turning on the right signposted Kirklington. Proceed into the village. Follow the road round to the right with the village green on your left and The Villa is a short distance along on your right.

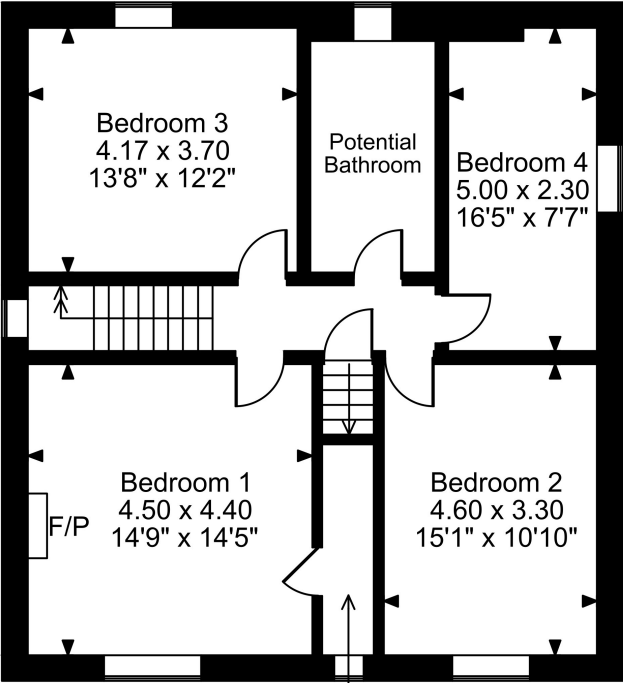
**The Villa, Kirklington**  
**Approximate Gross Internal Area**  
**Main House = 2,481 sq ft / 230 sq m**  
**Garage & Stores = 506 sq ft / 48 sq m**  
**Total = 2,987 sq ft / 277 sq m**



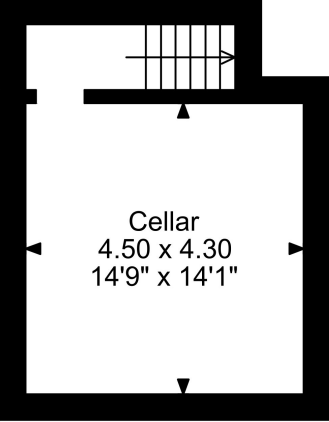
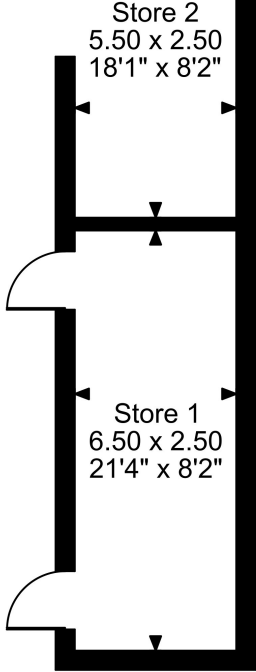
**Second Floor**



**Ground Floor**



**First Floor**

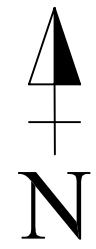
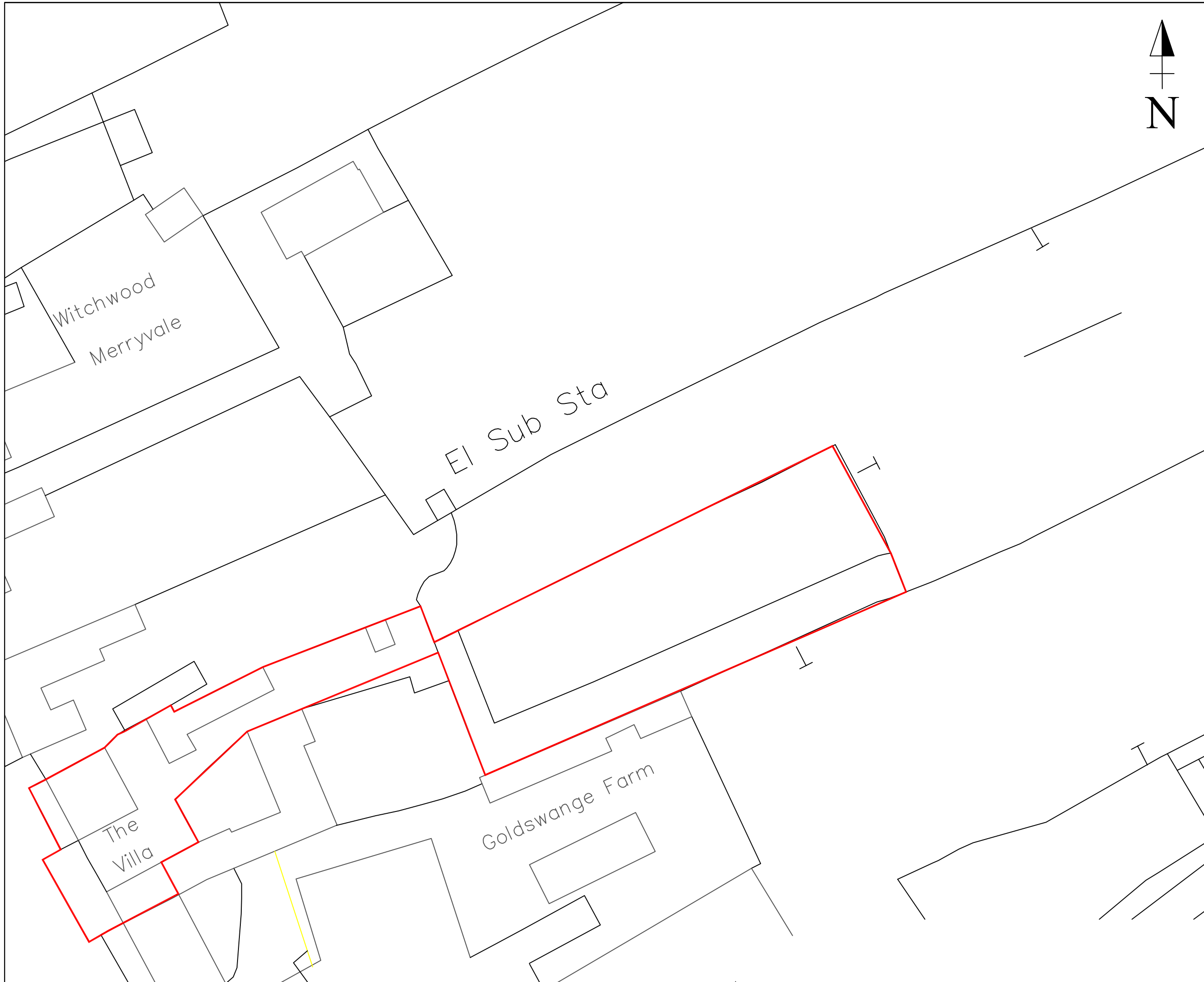


**Cellar**

Potential  
En Suite

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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# CARTER JONAS

Plan referred to as:  
VILLA – BOUNDARIES

Project:

Client:  
KIRKLINGTON (YORKS) ESTATES LTD

Designer:

Scale:  
1: 500 @ A3

Date:  
27 JAN 2025

Dwg No. 002	Revision: 005
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Carter Jonas LLP  
15/17 High Street  
Boroughbridge  
North Yorkshire  
YO51 9AW  
T: 01423 322336