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"For Sales In The Dales"



Friar Hill Barn, Gayle

- Deceptively Spacious Detached Barn Conversion
- Quiet Village Location
- Three Bedrooms
- Raised Garden
- Off Road Parking
- Chain Free
- Ideal First Time Home, Holiday Retreat Or Investment Property

Postcode: **DL8 3RU**

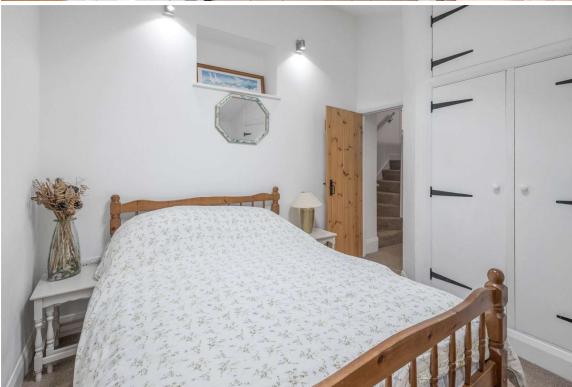
Tenure: **Freehold**

Council Tax Band: **B**

Energy Efficiency Band: **To be confirmed**

Local & Planning Authority:
North Yorkshire Council

Guide Price: £180,000 - £200,000



Friar Hill Barn is a charming, detached barn conversion located in the picturesque village of Gayle, just a short distance from the popular market town of Hawes.

Hawes sits at the head of Wensleydale, in the heart of the Yorkshire Dales National Park. This thriving town offers a wide range of amenities including independent shops, cafés, traditional pubs, restaurants, a church and chapel, a primary school, and medical facilities. The surrounding area is renowned for its stunning landscapes, with scenic walks and countryside views right on the doorstep.

Friar Hill Barn provides well-proportioned accommodation arranged over two floors. On the ground floor, there is a bright and airy living room, a well-equipped kitchen, a double bedroom, and a family bathroom.

The first-floor features two further bedrooms: one spacious double and a single room, which could alternatively be used as a home office, nursery, or walk-in wardrobe.

Externally, the property benefits from a low-maintenance gravelled area with private parking for one vehicle, alongside a lawned garden with a seating area and a useful storage shed – perfect for enjoying the tranquillity of the Yorkshire Dales.

Offering flexible accommodation in a sought-after location, Friar Hill Barn would make an ideal first home, holiday retreat, or investment opportunity.

Ground Floor

Living Room Tiled flooring with underfloor heating. Downlights. TV point. Built in storage cupboard. Two large windows over dual aspects bringing in lots of natural light. Wooden external door to the rear.

Kitchen Tiled flooring with underfloor heating. Downlights. Range of base units with complimentary solid wood worktops. Stainless steel one and a half bowl sink. Plumbing for washing machine. Freestanding electric oven. Integrated extractor hood. Space for fridge freezer. Window to the rear of the property.

Stairs & Landing Accessed from the living room. Fitted carpet.

Bathroom Tiled flooring with underfloor heating. Part tiled walls. Extractor fan. W/C. Wash basin. Shaver point and light. P Shaped bath with power shower over. Heated towel rail. Velux window.

Bedroom Two Front double bedroom. Fitted carpet. Pitched ceiling. Built in wardrobes. Alcove. TV point. Window to the front.

First Floor

Stairs & Landing Fitted carpet.

Bedroom One Large double bedroom. fitted carpet. Pitched ceiling. Telephone & TV point. Radiator. Two windows over dual aspects.

Bedroom Three Rear single bedroom. Fitted carpet. Pitched ceiling. Telephone point. Radiator. Velux window.

Outside

Rear Low maintenance gravelled area, with parking for one vehicle. Steps up to lawned area with seating and wooden storage shed. Neighbour has right of way through to their back garden.

Agents Notes

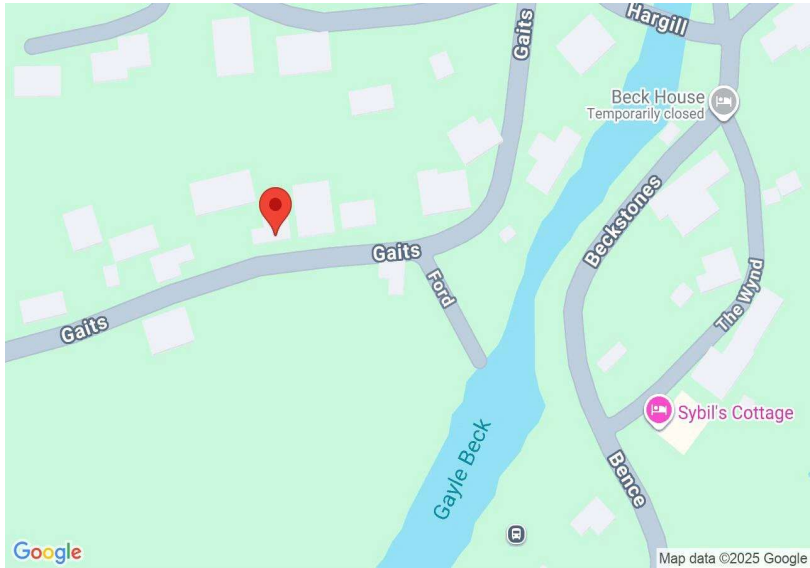
Mains water, electric and drainage.

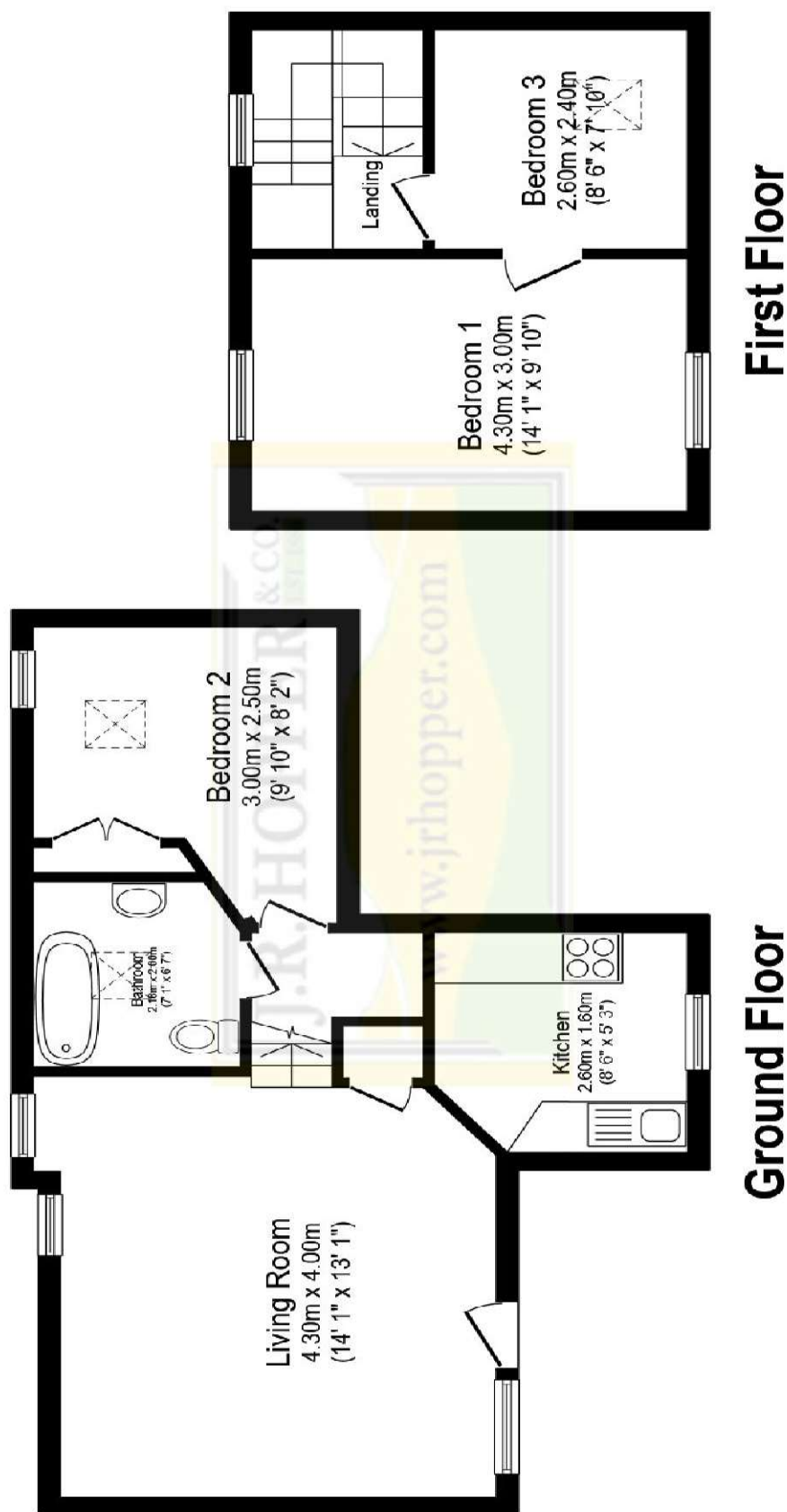
Electric central heating with underfloor heating on the ground floor and bathroom.

Flood risk: Very Low with no known history of flooding.

Broadband: Basic 16 Mbps
Superfast: 35 Mbps

Conservation Area: Gayle





Total floor area 69.7 sq.m. (751 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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