



LEEMING GARTH MANOR, LEEMING LANE,
DL7 9RT
OFFERS IN THE REGION OF £2,000,000



Northallerton
Estate Agency



Leeming Lane

Leeming Bar, DL7 9RT

STUNNING CONVERTED MANOR HOUSE IN THE VILLAGE OF LEEMING BAR SET IN 4.7 ACRES WITH WONDERFUL POTENTIAL FOR RESIDENTIAL OR COMMERCIAL USE.

- RESIDENTIAL OR COMMERCIAL DEVELOPMENT OPPORTUNITY
- LARGE ATTRACTIVE GROUNDS
 - SOUTH FACING GARDEN
 - PADDOCKS
- CLOSE TO A1 & LOCAL AMENITIES
- STUNNING STAINED GLASS WINDOW
 - 4.7 ACRE PLOT
 - ARCHITECTURAL FEATURES



Leeming Garth Manor. Located in the village of Leeming Bar which provides easy access to the A1 and is good reach of the market towns of Bedale and Northallerton. The Manor House was originally built in 1901 by the Lescelles family. The House is rich with historical features and has been thoughtfully updated in many parts of the building to meet modern needs. Despite the build date the property is not listed so therefore is not subject to restrictions.

The west wing of the manor retains many of its original architectural features, including a beautiful large stained-glass window and leaded windows and a wide staircase with wood panelling.

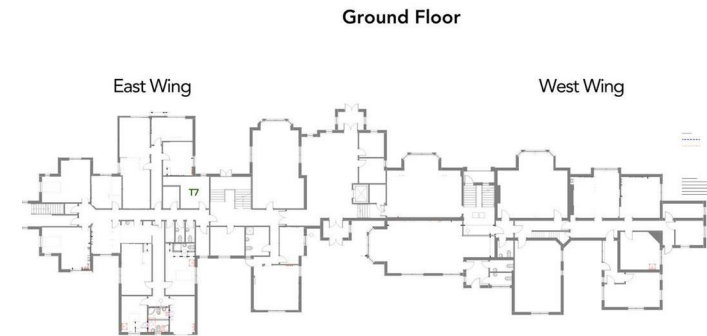
The east wing was built in 1990 and complements the original building. It has a modern lift that ensures accessibility throughout the property and a second wide staircase with a stair lift.

Leeming Garth Manor 16,500 square foot and is currently used as a private home. It has 40 bedrooms, 30 en-suites, 5 additional bathrooms, a commercial kitchen and laundry, 3 lounges, 2 dining rooms, offices, storage rooms, a basement, and an attic. It is suitable for a wide range of uses such as a large private home, wellness centre, hotel, or wedding venue.

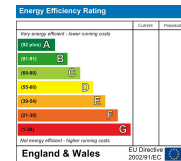
The property benefits from oil central heating and is connected to the main water system, providing modern conveniences. There are a range of outbuildings and a large garage currently used as a workshop.

The grounds include a classic south-facing English country garden with raised beds, trees, lawns, and a walled garden.

Set on a 4.7-acre plot, the manor includes a 1.9-acre paddock,



Call us to arrange a viewing on **01609 771959**



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