



PENHILL PASTURES

LEYBURN



...a better address

2, 3 and 4 bedroom luxury homes in Leyburn DL8 5DJ, North Yorkshire



NORTH YORKSHIRE

A timeless landscape of beauty and heritage

North Yorkshire is rich in natural beauty and history. As England's largest ceremonial county, it boasts sweeping moorlands, rolling dales and picturesque market towns.

The North Yorkshire Dales form the heart of one of England's most treasured landscapes – the Yorkshire Dales National Park. Characterised by dramatic limestone valleys, rolling green hills, dry stone walls and quaint villages, the Dales offer a perfect blend of serene countryside and rural charm. Nature lovers, history buffs, photographers, cyclists, and outdoor enthusiasts are all drawn to its wild beauty and deep-rooted heritage.

This region is home to two of the most famous dales: Wensleydale and Swaledale, each with its own unique character. Wensleydale is renowned for its wide valleys, waterfalls (including the famous Aysgarth Falls and Hardraw Force), and of course, Wensleydale cheese. Swaledale is wilder and more remote with heather-covered moors, traditional farming and unspoilt villages like Muker and Reeth.

At the gateway to Wensleydale in the Yorkshire Dales National Park lies Leyburn, a bustling market town known for its friendly atmosphere, cobbled streets and stunning panoramic views of the surrounding countryside. With a lively Friday market, independent shops and inviting tearooms, Leyburn captures the essence of Dales life.



Explore North Yorkshire's rolling hills and unspoilt beauty.



WELCOME TO LEYBURN

A gateway to the Dales - rich in heritage, scenery and community life

Situated on the northern edge of the stunning Yorkshire Dales National Park, Leyburn is a thriving market town offering both historic charm and modern amenities.

Often referred to as “the town for all seasons,” Leyburn is not only a popular destination for visitors but also a desirable place to live.

Whether you’re exploring the nearby dales, enjoying a cup of tea in the town square, or settling down to raise a family, Leyburn offers a quality of life that is second to none.



The town of Leyburn is famous for small independent retailers, historic buildings and scenic views.





Transport and connectivity

Leyburn lies on the crossroads of the A684 between Northallerton and Kendal and the A6108 between Scotch Corner and Ripon.

- **Road access:** Leyburn lies on the A684, linking it east to Northallerton and west to Hawes. It's also close to the A1(M), giving direct road access to major northern cities.
- **Rail links:** The nearest mainline train stations are in Northallerton and Darlington, both within a 30–40 minute drive, with services to London, York, Newcastle, and Edinburgh.
- **Buses:** Regular bus services connect Leyburn to Richmond, Bedale, Northallerton, and Ripon. DalesBus services also run to remote parts of the Yorkshire Dales, especially in summer.
- **Airports:** The closest major airports are Leeds Bradford Airport (around 1 hour 15 minutes) and Teesside International Airport (around 50 minutes).



Local services and amenities

- **Schools:** The town is served by Leyburn Primary and The Wensleydale School and Sixth Form. More schools are nearby in Richmond and Bedale.
- **Doctors' surgeries:** Leyburn Medical Practice (Brentwood, DL8 5EP) is centrally located and well-equipped.
- **Hospitals:** The nearest hospital with A&E is The Friarage Hospital in Northallerton (DL6 1JG). Larger hospitals are in Harrogate.
- **Dentists:** The town has a local dental practice – Leyburn Dental Practice (Wensley Road, DL8 5BN).
- **Leisure:** Leyburn Leisure Club (Grove Square, DL8 5AE) provides a health & fitness suite and squash courts.



Things to do and places to visit

- **Leyburn Shawl:** A breathtaking walking route offering panoramic views over Wensleydale.
- **The Forbidden Corner:** A unique family attraction filled with follies, mazes and surprises, located nearby in Tupgill Park.
- **Wensleydale Railway:** A heritage railway that connects Leyburn with nearby towns and offers scenic rides through the Dales.
- **Leyburn Market:** Held every Friday, it showcases local produce, crafts and more.
- **Independent shops & galleries:** Including Tennants Auctioneers, one of the largest auction houses in the UK outside London, with a café and exhibition space.
- **Yorkshire Dales National Park:** Walks, waterfalls, and wildlife are right on your doorstep.
- **Bolton Castle:** Explore the history of Leyburn and the surrounding area in this 14th Century Castle.

Nearby cities and towns

Leyburn's location makes it ideal for exploring the wider region:

- **Richmond:** 10 miles east; historic market town with a castle and Georgian architecture.
- **Ripon:** Around 22 miles; home to a beautiful cathedral and racecourse.
- **Harrogate:** Around 35 miles; famous spa town with boutique shopping and gardens.
- **York:** Approximately 50 miles southeast; steeped in Roman and Viking history.
- **Leeds:** Around 60 miles; major city with extensive cultural, retail, and business options.
- **Darlington and Northallerton:** Both are under 30 miles away, offering larger retail centres and train connections.



PENHILL PASTURES

LEYBURN



SITE PLAN KEY

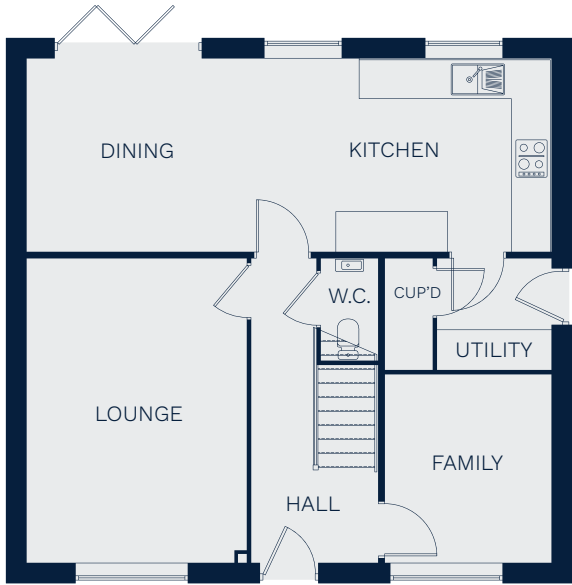
 Bishopgate	 Fishergate	 Monkgate	 Stonegate
 Colliergate	 Friargate	 Ousegate	 Swalegate
 Coppergate	 Hungate	 Peasholme	 Wensleygate

BISHOPGATE

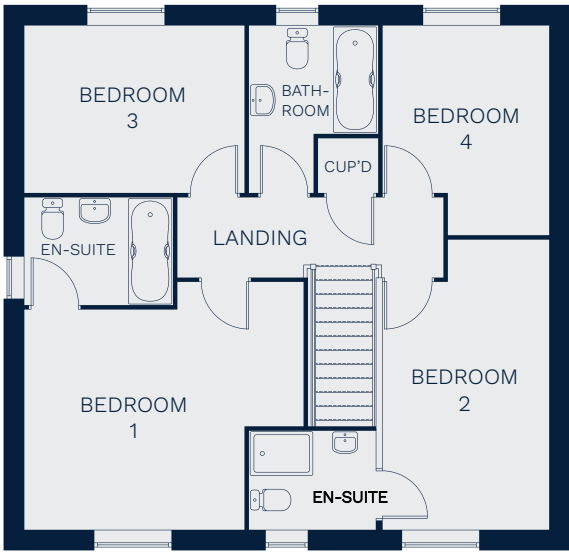
4 bedroom home



Ground floor



First floor



Room dimensions

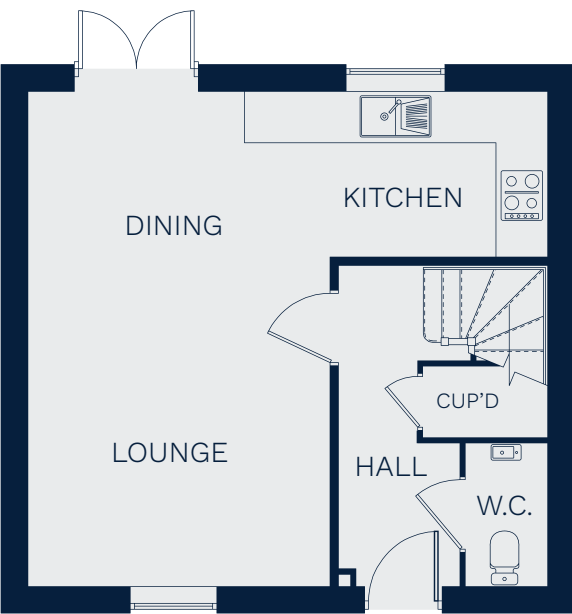
Ground Floor	Metres	Feet	First Floor	Metres	Feet
Lounge	4.9 x 3.5	16'1" x 11'5"	Bed 1	3.9 x 4.5	12'8" x 14'7"
Kitchen/Family	3.1 x 8.4	10'2" x 27'5"	Bed 1 Ensuite		
Dining	3.0 x 2.6	9'8" x 8'5"	Bed 2	4.7 x 2.7	15'1" x 8'5"
Utility	1.8 x 1.8	5'9" x 5'9"	Bed 2 Ensuite		
WC			Bed 3	2.7 x 3.5	8'8" x 11'5"
			Bed 4	3.4 x 2.7	10'8" x 8'5"
			Bathroom		

COLLIERGATE

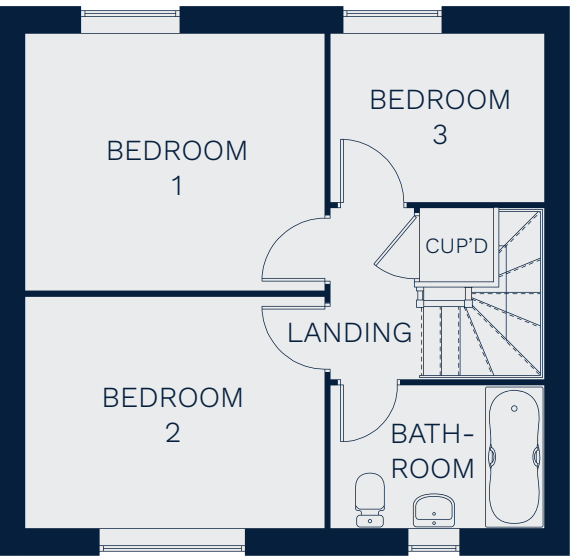
3 bedroom home



Ground floor



First floor



Room dimensions

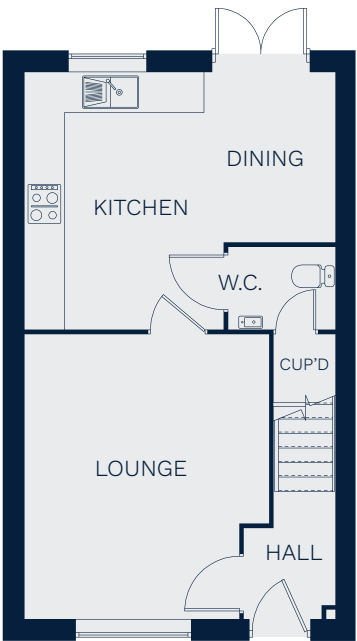
Ground Floor	Metres	Feet	First Floor	Metres	Feet
Kitchen / Dining	2.0 x 6.3	6'5" x 20'6"	Bed 1	3.1 x 3.6	10'1" x 11'8"
Lounge	4.0 x 3.6	13'1" x 11'8"	Bed 2	2.8 x 3.6	9'1" x 11'8"
WC			Bed 3	2.0 x 2.6	6'5" x 8'5"
			Bathroom		

COPPERGATE

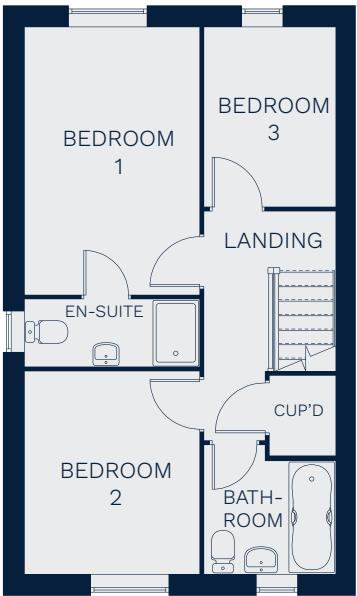
3 bedroom home



Ground floor



First floor



Room dimensions

Ground Floor	Metres	Feet
Lounge	4.35 x 3.75	14'3" x 12'3"
Kitchen/Dining	3.95 x 4.75	13'0" x 15'6"
WC		

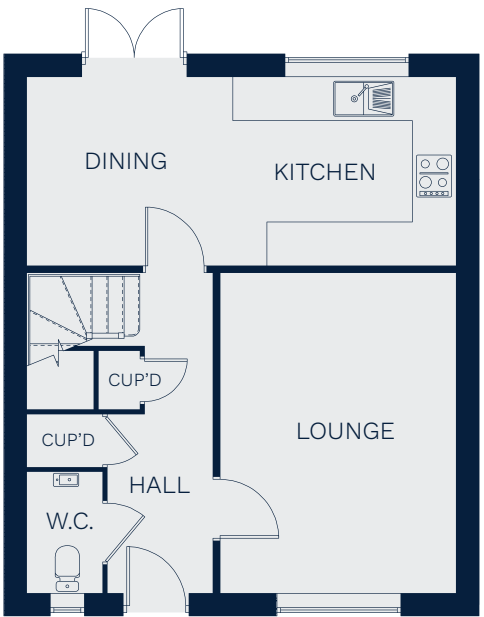
First Floor	Metres	Feet
Bed 1	4.1 x 2.7	13'5" x 8'10"
Bed 1 Ensuite		
Bed 2	3.11 x 2.7	10'2" x 8'10"
Bed 3	2.75 x 2.0	9'0" x 6'6"
Bathroom		

FISHERGATE

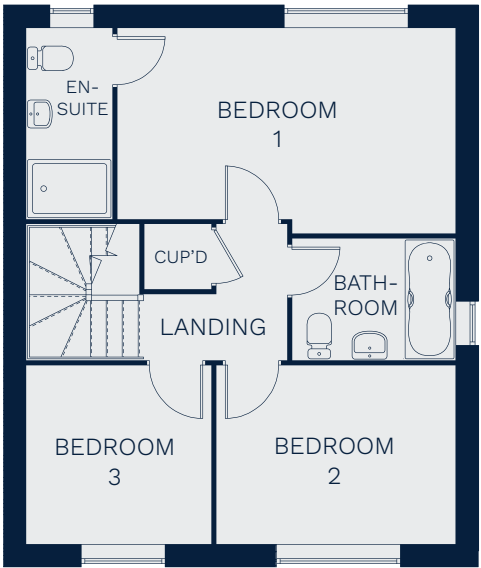
3 bedroom home



Ground floor



First floor



Room dimensions

Ground Floor	Metres	Feet
Lounge	4.55 x 3.35	14'9" x 11'0"
Kitchen/Dining	2.7 x 6.1	8'9" x 20'0"
WC		

First Floor	Metres	Feet
Bed 1	2.9 x 4.8	9'5" x 15'7"
Bed 1 Ensuite		
Bed 2	2.5 x 3.4	8'2" x 11'2"
Bed 3	2.5 x 2.6	8'2" x 8'5"
Bathroom		

FRIARGATE

3 bedroom bungalow



Ground floor



Room dimensions

Ground Floor	Metres	Feet
Lounge	5.0 x 3.7	16'4" x 12'4"
Kitchen/Dining WC	6.5 x 3.7	21'3" x 12'1"

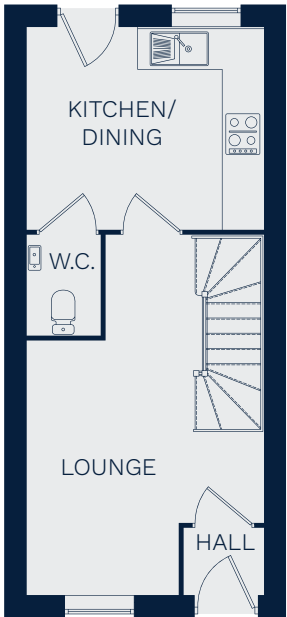
Ground Floor	Metres	Feet
Bed 1	3.5 x 3.5	11'4" x 11'4"
Bed 1 Ensuite		
Bed 2	3.8 x 3.0	12'4" x 9'8"
Bed 3	2.6 x 2.2	9'8" x 7'2"
Bathroom		

HUNGATE

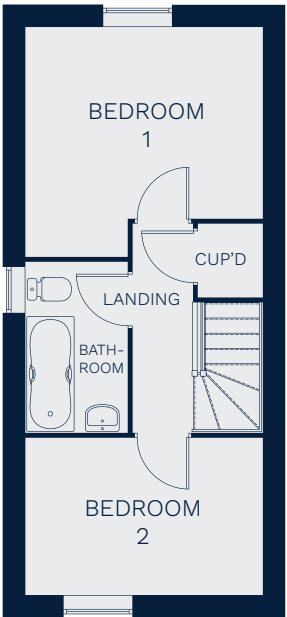
2 bedroom home



Ground floor



First floor



Room dimensions

Ground Floor	Metres	Feet
Lounge	5.3 x 3.5	17'3" x 11'4"
Kitchen/Dining WC	3.0 x 3.5	9'8" x 11'4"

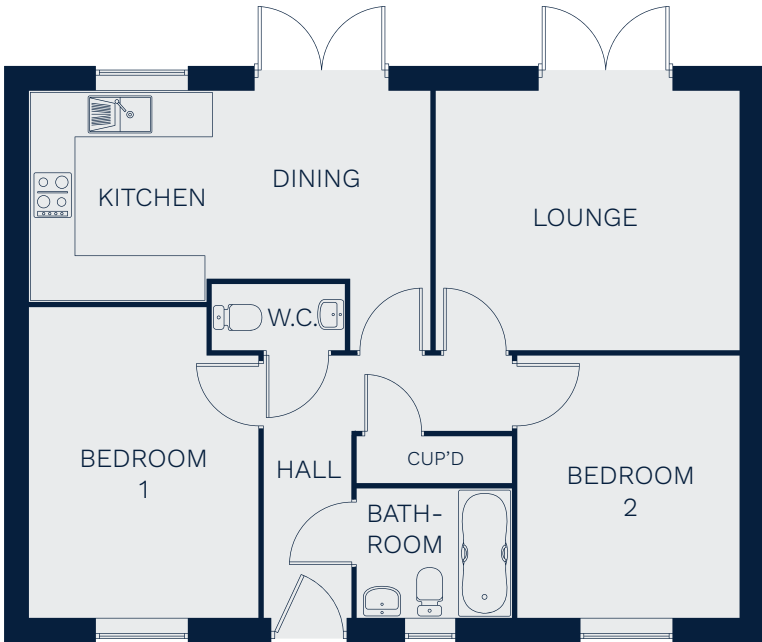
First Floor	Metres	Feet
Bed 1	3.5 x 3.4	11'4" x 11"
Bed 2	3.5 x 2.3	11'4" x 7'5"
Bathroom		

MONKGATE

2 bedroom bungalow



Ground floor



Room dimensions

Ground Floor	Metres	Feet
Lounge	3.5 x 4.1	11'4" x 13'4"
Kitchen/Dining	3.5 x 5.4	11'4" x 17'7"
WC		

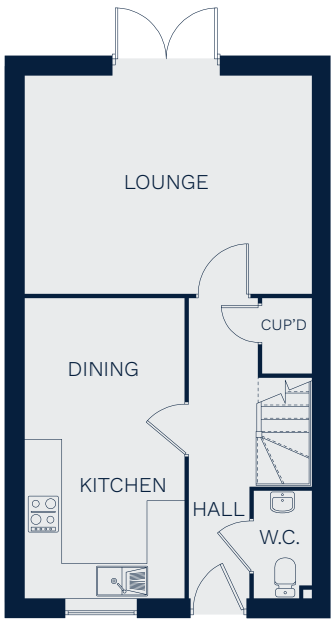
Ground Floor	Metres	Feet
Bed 1	4.2 x 3.1	13'7" x 10'1"
Bed 2	3.5 x 3.0	11'4" x 9'8"
Bathroom		

OUSEGATE

3 bedroom home



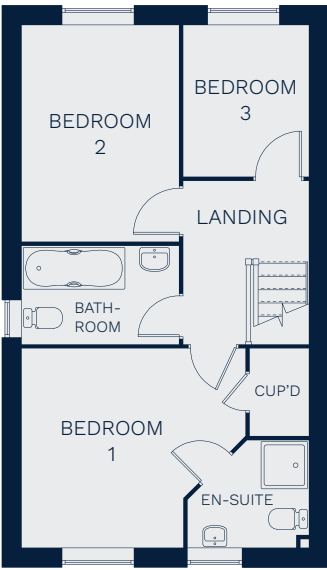
Ground floor



Room dimensions

Ground Floor	Metres	Feet
Lounge	3.6 x 4.8	11'8" x 15'7"
Kitchen/Dining	5.0 x 2.7	16'4" x 8'8"
WC		

First floor



First Floor	Metres	Feet
Bed 1	3.3 x 3.7	10'8" x 12'1"
Bed 1 Ensuite		
Bed 2	3.6 x 2.6	11'8" x 8'5"
Bed 3	2.5 x 2.1	8'2" x 6'8"
Bathroom		

PEASHOLME

2 bedroom bungalow



Ground floor



Room dimensions

Ground Floor	Metres	Feet
Lounge	3.5 x 4.1	11'4" x 13'4"
Kitchen/Dining	3.5 x 5.4	11'4" x 17'7"
WC		

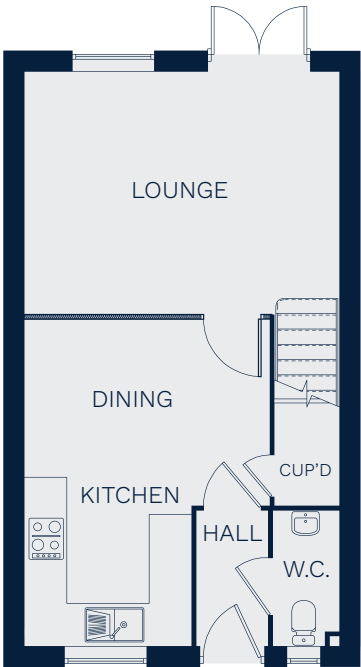
Ground Floor	Metres	Feet
Bed 1	4.2 x 3.8	13'7" x 12'4"
Bed 1 Ensuite		
Bed 2	3.5 x 3.0	11'4" x 9'8"
Bathroom		

STONEGATE

3 bedroom home



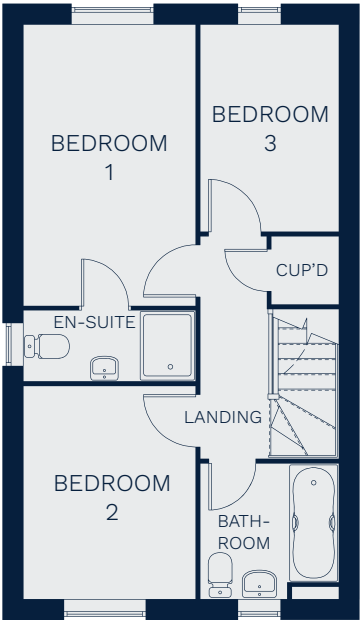
Ground floor



Room dimensions

Ground Floor	Metres	Feet
Lounge	3.50 x 4.60	11'6" x 15'1"
Kitchen/Dining	4.75 x 3.55	15'6" x 11'x6"
WC		

First floor



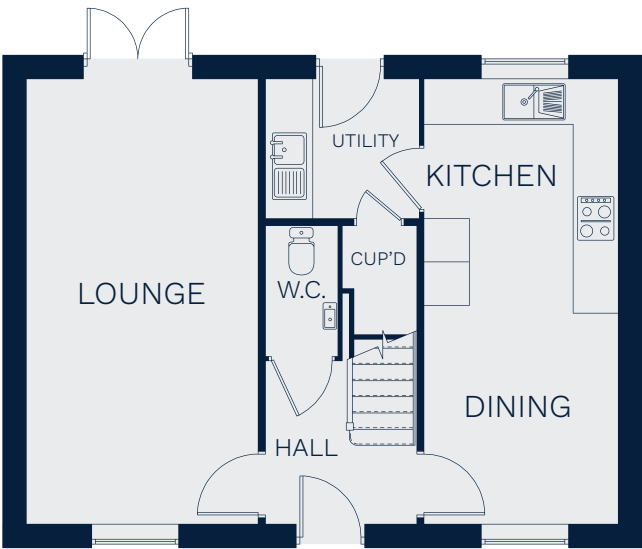
First Floor	Metres	Feet
Bed 1	4.1 x 2.50	13'5" x 8'2"
Bed 1 Ensuite		
Bed 2	3.1 x 2.50	10'1" x 8'2"
Bed 3	3.00 x 2.00	9'8" x 6'6"
Bathroom		

SWALEGATE

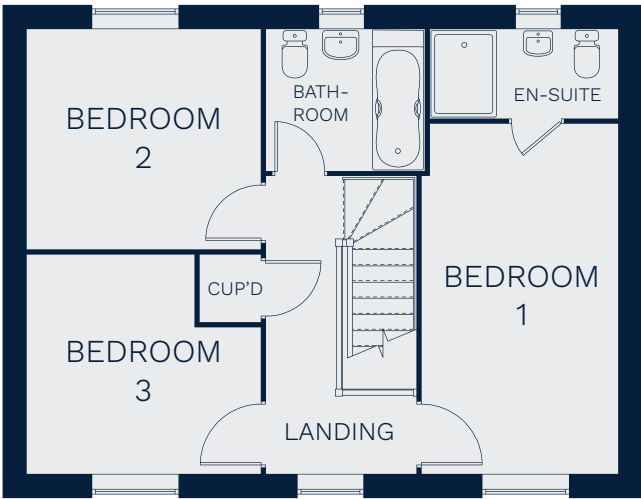
3 bedroom home



Ground floor



First floor



Room dimensions

Ground Floor	Metres	Feet	First Floor	Metres	Feet
Lounge	6.1 x 3.2	20'0" x 10'5"	Bed 1	4.8 x 2.7	15'7" x 8'9"
Kitchen/Dining	6.1 x 2.6	20'0" x 8'5"	Bed 1 Ensuite		
Utility	1.9 x 2.1	6'2" x 6'9"	Bed 2	3.0 x 3.2	9'8" x 10'5"
WC			Bed 3	3.0 x 3.2	9'8" x 10'5"
			Bathroom		

WENSLEYGATE

4 bedroom home



Ground floor



First floor



Room dimensions

Ground Floor	Metres	Feet	First Floor	Metres	Feet
Lounge	3.8 x 4.4	12'4" x 14'4"	Bed 1	3.8 x 4.4	12'4" x 14'4"
Kitchen/Dining	5.7 x 3.3	18'7" x 10'8"	Bed 1 Ensuite		
Snug	2.5 x 3.7	8'2" x 11'0"	Bed 2	3.1 x 3.4	8'5" x 11'1"
WC			Bed 2 Ensuite		
			Bed 3	2.5 x 3.3	8'2" x 10'8"
			Bed 4	2.4 x 3.0	7'8" x 9'8"
			Bathroom		



SPECIFICATION

Interior Finishes

Ceilings

Smooth plaster finish in Strong White.

Walls

Finished in Strong White.

Woodwork

Contemporary skirting and architraves finished in white gloss.

Doors

Cottage style vertical 5 panel doors.

Ironmongery

Satin chrome.

Staircase

Softwood strings, baserails, balustrades and newel posts finished in white gloss with oak newel caps and handrails.

External Finishes

Lights

Stainless steel light to front and rear.

Windows

Double glazed uPVC.

Door

Front door with multi-point locking.

Drives

Block paved driveways.

Landscape

Landscaping to front gardens in line with approved landscape plan. Turf to rear gardens. Indian sandstone paving.

Fences

Please ask our sales executive for details.

External tap

To selected plots.

Kitchen/Utility

Units

Choice of contemporary units with soft door closures, complete with laminate work tops and upstands. Silestone worktops available on certain plots.

Appliances

Selection of modern appliances - please ask our sales executive for details. Ceramic sink.

Bathrooms & En-Suites

Sanitary Ware

Contemporary sanitaryware by Ideal Standard.

White bath.

Chrome modern brassware.

Aqualisa shower.

Tiling

A selection of Porcelanosa tiles.



Electrical

Down Lights

Flush chrome to kitchen, bathrooms and en-suites.

Sockets

Please ask our sales executive for details.

TV Ariel Point

Please ask our sales executive for details.

BT Point

Please ask our sales executive for details.

Smoke detectors

Smoke detectors – mains and battery connected.

Heating

Air source heat pump.

Garage

Power and lighting.

Electric car charging point.

General

Warranty

10 Year structural.

Tenure

Freehold.

* Please refer to our sales executive for details. Specification varies from plot to plot. Yorvik Homes house types are built in a variety of finishes, which may vary from development to development and plot to plot. Yorvik Homes maintain a policy of continuous assessment and improvement; therefore specifications, materials, and sizes are subject to modification. Our illustrations, floor plans, and room sizes have been produced to give you a general guide as to the appearance and layout of our homes. These particulars do not form the basis of any contract. Please ask our sales team for the full details of the home of your choice before purchasing.

LOCATION



Adjacent Hill Top Farm, Moor Road, Leyburn DL8 5DJ.



Penhill Pastures is located on the edge of Leyburn surrounded by beautiful countryside, which is ideal for hiking, cycling, outdoor pursuits, dog walking or just enjoying nature.



ABOUT YORVIK HOMES



Yorvik Homes prides itself on a reputation built on the foundations of quality, service, and trust. Established over 30 years ago, we are an award-winning, family-owned business specialising in creating beautiful family homes, communities, and sustainable environments, in desirable villages across North Yorkshire.

Every development we build is different; however, they all share the same objective: high quality properties and environments, thoughtfully and sympathetically designed to reflect the local surroundings, combining the best traditional features with innovative modern design.

At Yorvik Homes, our commitment to customer care is what sets us apart. Our dedicated team of professionals are always on hand to guide you through the home buying process, providing a personalised service every step of the way.

You can trust Yorvik Homes to build you your dream home which aims to surpass your expectations.

Yorvik Homes Ltd.

Penhill Pastures sales: 01969 629353

Head office: 01904 476221

Email: sales@yorvikhomes.co.uk

www.yorvikhomes.co.uk

ECO FEATURES



Air source heat pump



All homes are exceptionally energy efficient



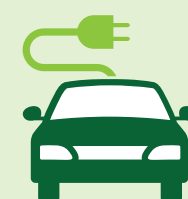
Fibre optic broadband



Increased loft insulation



External wall insulation



EV charging



LED lighting



No fossil fuels



...a better address

Yorvik Homes Ltd.

First Floor, 4 Audax Court, Audax Close, Clifton Moor, York YO30 4RB

Penhill Pastures sales: 01969 629353 Head office: 01904 476221 Email: sales@yorvikhomes.co.uk

www.yorvikhomes.co.uk