



SEATON HOUSE  
Carlton, Leyburn



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# SEATON HOUSE

Leyburn, DL8 4AY

An attractive Grade II Listed, stone built period property, which has been beautifully restored to create a high quality home.

## ACCOMMODATION

This superb three bedroom home offers an abundance of character features including; a stone cantilever staircase, exposed beams, stone flagged flooring, cast iron radiators, exposed timber flooring, stone shelving, feature alcoves, sash windows with shutters and dry stone walled gardens.

The property enjoys a good sized dining kitchen, with bespoke units, a stone sink and AGA, cosy sitting room with multi fuel stove, a secondary kitchen/ boot room, utility and a ground floor shower room. To the first floor there are three bedrooms with lovely views, including a particularly spacious principal bedroom. There is also a high quality bathroom complete with roll top bath and bespoke vanity stand.

Externally, there are attractive stone patio gardens to the front and rear.



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## Situation and Amenities

Main line train services from Northallerton (23 miles), Airports are at Newcastle, Leeds and Middleton St George (Durham Tees Valley). Access to A1 North/South is at Leeming Bar (18 miles). Please note that all distances are approximate.

The village of Carlton is located in the heart of the Yorkshire Dales National Park in Coverdale. It has a public house and village hall, as well as several walks on the doorstep. The market town of Leyburn is approx. 6 miles away, and boasts a local market, several hotels/restaurants/public houses, a livestock mart and the well renowned Tenants.

There are also primary schools at Middleham and Leyburn and a secondary schools at Leyburn and Richmond. Private education options are at Newton le Willows, Barnard Castle and Sedbergh.





### Accommodation Comprises: Ground Floor

The solid front door leads into an entrance porch with stone flagged flooring which runs throughout the ground floor and a stable door into the dining kitchen.

The dining kitchen is a spacious room with bespoke handmade units, made from Canadian pine with granite work surfaces, oil fired cream Aga and stone surround, stone sink and sash window overlooking the front garden with timber shutters, and latch door into the sitting room.

The sitting room has three substantial windows overlooking the front garden, a fireplace with a multi fuel stove and stone surround, exposed stone walls and a period feature alcove with shelving.

The rear hallway leads to the utility and secondary kitchen/ boot room, steps down to an open cellar which can be used for additional storage and the staircase to the first floor. The secondary kitchen has fitted units with solid timber surfaces, stainless steel sink, ceramic hob and double oven, stone shelves, Parquet flooring and space for a dishwasher and a traditional door to the rear garden. The laundry room/ utility houses the oil boiler and a sliding door into the ground floor shower room.



### First Floor

There is an original stone cantilever with period banister, a feature alcove and exposed timber floorboards throughout the first floor. There are three bedrooms, two of which are spacious doubles, with countryside views to the front.

The house bathroom has a quality suite, including a roll top bath, walk-in shower with period style shower head, bespoke vanity basin and WC.

### Externally

To the front of the property there is a stone flagged patio seating area, with steps leading up to the front door and well stocked flower beds.

To the rear of the property, there is an additional low maintenance courtyard, with beautifully maintained borders, stone flagged patio, stone walled and fenced boundaries, a wrought iron gate provides access to the side and there is an external water tap.

### Tenure

The property is believed to be freehold with vacant possession on completion.

### Local Authority and Council Tax Band

North Yorkshire Council. Tel 01748 829100.

The property is banded D.

### Services and Other Information

The property is served by oil fired central heating, mains electric and drainage connected. Private water supply from Carlton Parish.

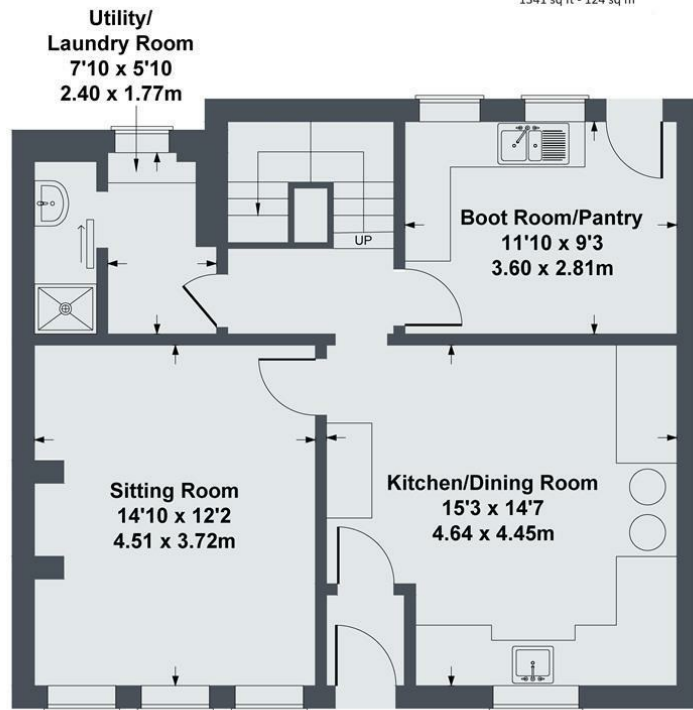
### Particulars & Photographs

The particulars were written and the photographs taken in August 2023.

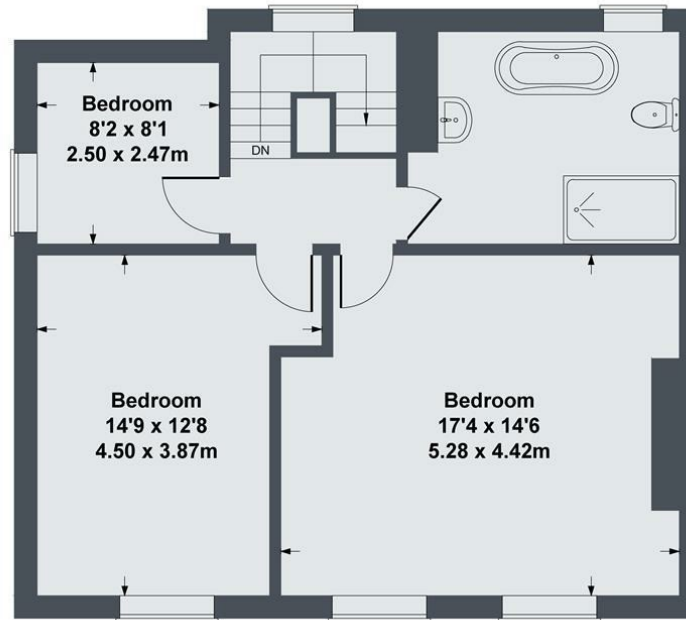
# Seaton House, Carlton

Approximate Gross Internal Area

1341 sq ft - 124 sq m



**GROUND FLOOR**



**FIRST FLOOR**

## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

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