



# IVY COTTAGE

Wensley, Leyburn, DL8 4HL



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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A quality, stone built, new build home, tucked away in a highly regarded village overlooking Bolton Hall.

This stunning home is uniquely designed, with the opportunity for a purchaser to create a property tailored to their requirements. This bespoke home has a traditional façade yet all the benefits of modern building standards, including solar panels and an air source heat pump. There is a contemporary, open-plan living space to the ground floor and three double bedrooms to the first floor.

Attention to detail will be found throughout this fabulous home, including quality stonework, Juliette balcony, deep skirting and cornice details. The property will suit a variety of purchasers looking for a base from which to explore the stunning surrounding countryside, all within easy access of amenities.



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### Situation and Amenities

Wensley sits just outside the Yorkshire Dales National Park and boasts a pub and a Grade I Listed church. There is an array of walks on the doorstep and the River Ure runs through the village. Leyburn is the nearest market town about 1 mile northeast whilst the historic town of Richmond is 10 miles away. Both benefit from many excellent local and artisan shops, a weekly outdoor market, filling station, doctor's surgery, dentist, primary and secondary schools and sixth form colleges. Leyburn is also home to Tennants Auctioneers on the eastern outskirts of the town.

The area benefits hugely from tourism and has good communications and relatively easy access from the A1 at Bedale. The nearest train station is at Northallerton (about 20 miles) with a regular service on the east coast main line to York, Newcastle, London or Edinburgh.

### Description

The property is being built using traditional sandstone with stone quoins, head and cills under a blue slate roof. There is an entrance porch leading into a good-sized sitting room, with an opening to the dining kitchen at the rear. From here, patio doors lead out to the rear garden. The purchaser will have the opportunity to tailor the kitchen units to their own specification. There is also a utility, ground floor w.c. and an inner hall with a staircase to the first floor.

The landing provides access to three double bedrooms, including a fantastic principal bedroom with an en suite and a Juliette balcony from which to enjoy the views over the garden. There is also a house bathroom.

### Externally

The property is approached by a private driveway, providing off-road parking and leading up to the substantial garage, complete with a multifunctional room above. This would be an ideal space for a home office, hobby room or potentially guest accommodation (subject to consents).

There is a garden to the front and a raised patio seating area to the rear, with Indian stone paving, perfect for entertaining guests. An additional elevated garden can be accessed from the staircase to the side of the garage.

### Services and Other Information

Air source heat pump heating with solar panels and battery storage. Mains water and electric connected. Private water treatment plant drainage.

The CGI images are an artist's impression of the final build. A specification list is available on request. The purchaser may be able to request bespoke additions, with prior agreement from the developer and such costs will be quoted separately.

### Viewings

Strictly by appointment with GSC Grays. Telephone: 01748 829 217.

### Local Authority and Council Tax

North Yorkshire Council. Council tax band and EPC rating are to be confirmed on completion.

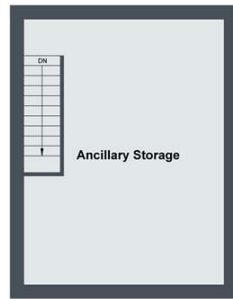
### Particulars

Particulars were written March 2024.

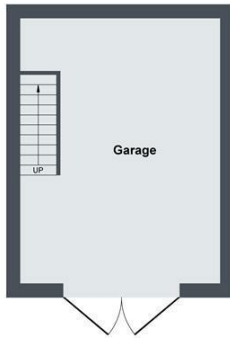


## Ivy Cottage, Wensley

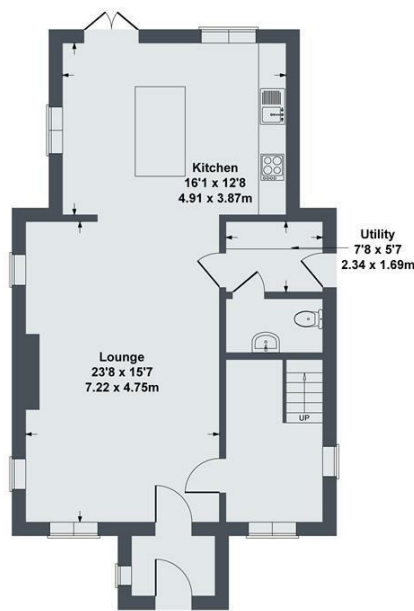
Approximate Gross Internal Area  
1367 sq ft - 127 sq m  
(Excluding Garage)



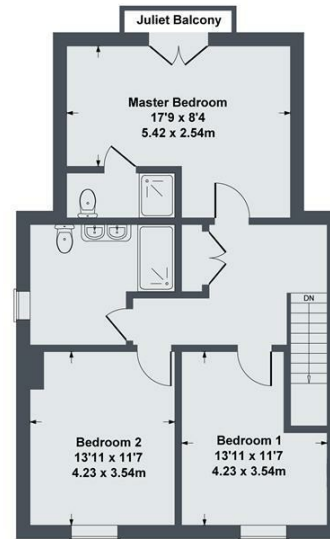
GARAGE(FIRST FLOOR)



GARAGE(GROUND FLOOR)



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. 2024

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.