



THE OLD TOWN HALL

Redmire, Leyburn



THE OLD TOWN HALL

REDMIRE, LEYBURN, DL8 4ED

AN ATTRACTIVE PERIOD PROPERTY, CURRENTLY
RUN AS A SUCCESSFUL B&B, WITH FLEXIBILITY
TO CONVERT INTO A PRIVATE RESIDENCE

Accommodation

Entrance Hall • Guest Sitting Room • Private Sitting Room • Home Office
Breakfast Kitchen • Utility • Principal Bedroom with Dressing Room and En Suite
Private Guest Bedroom • House Bathroom
Three Guest Bedrooms, Two with En Suite • Two Additional Bathrooms

Externally

Gravelled Seating Area • Workshop • Lawns • Patio • Private Parking



GSC GRAYS

PROPERTY • ESTATES • LAND

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Tel: 01423 590500

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Situation & Amenities

The Old Town Hall is located in the pretty Dales village of Redmire, in Wensleydale, right on the edge of the Yorkshire Dales National Park. Redmire itself has a thriving community with a local pub/ restaurant, large village green, village hall and annual village fête.

Redmire is about 5 miles west of the market town of Leyburn where there are many excellent local and artisan shops, a weekly outdoor market, filling station, doctor's surgery, dentist, primary and secondary schools and a sixth form college. It is also home to one of the largest auction houses in the UK, Tennants Auctioneers on the eastern outskirts of the town.

There are various independent schools within striking distance including Aysgarth Preparatory School at Newton le Willows, Queen Mary's School for girls at Thirsk, Ampleforth, Sedbergh and other excellent Independent schools in Harrogate and York.

With Leyburn known as the gateway to the Dales, it 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 23 miles) with a regular service on the east coast main line to York, Newcastle, London or Edinburgh. Leeds Bradford is the nearest international airport but there are an increasing number of services now being offered from Durham Teesside airport only 32 miles away.

The Old Town Hall

Dating back to 1862, the property was built primarily as a Drill Hall for training the Wensleydale Volunteers, as well as being used for social gatherings. The Hall was closed in 1960 and converted into a single storey home with a shop. The building later changed into a Bed and Breakfast in 2005 and has undergone extensive renovations since to provide luxury accommodation.





The current owners have achieved five-star gold status, perfect for those who are looking to continue running a successful B&B from the property. The guest accommodation is situated on the first floor, yet the property offers ample private space for the owners, predominantly to the ground floor.

However, the property would equally suit those looking to create a family home, with flexible accommodation and would easily convert back into a private residential dwelling, (subject to necessary consents).

This well-presented stone-built home has a wealth of character features including; exposed beams and vaulted ceilings, cornicing details, an attractive fireplace found in the guest sitting room and enclosed and walled rear gardens, whilst offering modernised décor.

Accommodation

The entrance hall provides access to the private living and guest accommodation, with a staircase to the first floor. The spacious guest sitting room provides dining and seating areas and has an attractive open fire. A door separates guest and private accommodation. There is a private sitting room to the side and a home office. The home office leads into the dining kitchen, which has fitted cream units, integrated appliances and ample space for a dining table. There is also a cloakroom with hanging space and a utility room.



The private accommodation is based on the ground floor with the substantial double principal bedroom offering a walk-in wardrobe and contemporary bathroom with shower and a free-standing contemporary bath. There is a second double bedroom and a separate house bathroom.

The first floor is currently solely used by guests, with three large double bedrooms, two of which have en-suite bathrooms. One of the guest suites is particularly spacious with a private sitting room and separate bath and shower. On the landing, there are two further bathrooms and a useful storage area, perfect should the property still be used to run a business.



Gardens and Grounds

The property is approached by a substantial front garden providing a seating area for guests which is gravelled and a pathway leading up to the front door. There is also a substantial gravelled drive which leads to private parking for several vehicles.

A timber fence and gates lead into the private garden at the rear of the property which is laid to lawn with various patio seating areas and houses the substantial workshop/garage. There is also a timber gate to the side.

Workshop

The workshop has a raised floor, which is insulated, with light and power connected, and creates a superb workshop space, however, has the potential to be converted into additional accommodation, subject to consents, or returned to a garage.

Owner's Insight

We love living at The Old Town Hall, in Redmire, a very friendly village only a few miles from Leyburn. The property is like a tardis, it doesn't look very big from the front but once you step inside, you can see large, light, airy rooms. Currently run as an award-winning B&B, we enjoy our own private space downstairs, a large garden at the back with a huge garage/workshop.

The property would make an ideal home for anyone who enjoys the countryside with fabulous views and walks directly from the front door. The warm welcoming pub is a great place to meet other villagers.

Tenure

The property is freehold and will be offered with vacant possession on completion.

Viewings

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

what3words

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Local Authority

North Yorkshire Council. Council tax band A.

The property is business rated.

Services

Mains electricity, water and drainage. Oil fired central heating.

Wayleaves and Covenants

The Old Town Hall is sold subject to and with the benefit of all existing rights, including rights of way, light, drainage, water and electricity and all other rights and obligations, easements and all wayleaves or covenants whether disclosed or not. We understand the immediate neighbouring property has a right of way once a week to empty their bin and use the small gate in the car park to gain access.

Old Town Hall, Redmire

Approximate Gross Internal Area
3538 sq ft - 328 sq m

Walk In
Wardrobe
6'9" x 4'11"
2.07 x 1.51m



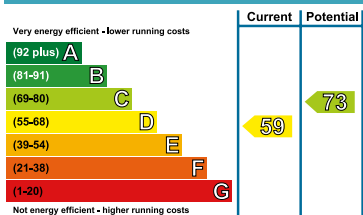
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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



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Particulars written: October 2024

Photographs taken: October 2024