

THE OLD CHAPEL  
Horsehouse, Leyburn



GSC GRAYS

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# THE OLD CHAPEL

Leyburn, DL8 4TS

An attractive, detached, stone-built, Grade II Listed former chapel situated in an elevated position with panoramic, far-reaching countryside views.

## ACCOMMODATION

This well presented home, within the Yorkshire Dales National Park, has an array of character features throughout, with the main living accommodation situated to the first floor to enjoy the lovely views from every angle.

The living accommodation is spacious and open plan, with plenty of character features throughout including; arched, sash and stained glass windows, original chapel front double doors, vaulted ceilings, exposed beams, wrought iron railings, log burning stove and exposed timber floorboards to name a few.

There are three double bedrooms and two bathrooms, as well as ample external space, including various seating areas and ample parking. There is also the added benefit of a separate stone building, currently utilised for storage, yet would make an ideal home office.

The property would suit a wide variety of purchasers, including those looking for a permanent, second home or a holiday let business.



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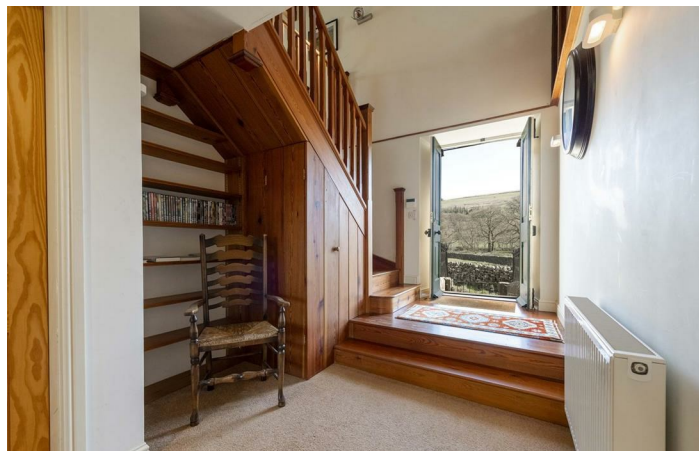


## Situation & Amenities

Horsehouse is a small hamlet in Coverdale, with a public house "The Thwaite Arms", and is set between the larger villages of Carlton (3 miles) and Kettlewell in Wharfedale (8 miles).

Close to Middleham (6 miles) and the market town of Leyburn (9 miles), both of which have several hotels, restaurants/public houses and Leyburn, two supermarkets, a weekly market and livestock auction mart. Buses from Leyburn and Middleham connect to Richmond, Hawes, Bedale and Ripon.

Access to the A1 North and South is at Leeming Bar (20 miles). Mainline train stations are at Northallerton (26 miles) and Darlington (29 miles). Airports are at Newcastle, Leeds and Durham Tees Valley. Please note all distances are approximate.







### Accommodation

The front door leads into an entrance hallway with a staircase to the first floor, a useful understairs storage cupboard and access to the bedroom accommodation and utility.

The main living accommodation is situated to the first floor, with an open plan living space, windows to all four sides of the property to enjoy the surrounding countryside and has a quality solid wood fitted kitchen, with granite worktops, integrated appliances including Bosch oven, microwave / oven and warming draw, integrated fridge, double ceramic sink and induction hob.

There is ample space for seating and dining areas, vaulted ceilings with exposed beams and a log burning stove.

To the ground floor, there is a useful utility room housing the boiler, hot water cylinder and space for white goods as well as a door leading out to the rear gardens.





The principle bedroom is a spacious double, with fitted wardrobes and an en-suite shower room complete with shower, basin, WC and bidet. The second bedroom is also a spacious double and benefits from fitted wardrobes, and has windows to the front and side.

The third bedroom is a double, with a window to the rear. The house bathroom is neutrally decorated with a panelled bath and shower above, WC and basin. Both the bathroom and shower room benefit from underfloor heating and heat-recovery ventilation.

### Externally

The property benefits from gardens to the front, side and rear, mainly laid to lawn with various stone-paved patio seating areas, wrought iron railings and stone-walled boundaries.

There is a gravelled parking space to the front and a driveway and parking within the grounds for several vehicles. There is also a variety of mature shrubs, trees and plants.

### Outbuilding

There is a detached, stone outbuilding with light and power connected, sash window and Velux which could be utilised as a home office or continue to be used for storage.

### Services & Other Information

The property benefits from mains connections to water and electricity, includes private septic tank drainage and oil-fired central heating. Superfast broadband is available.

We understand that there are restrictive covenants on the property relating to the sale of liquor and public dances/gambling.

### Tenure

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

### Viewings

Strictly by appointment through GSC Grays. Telephone 01748 829217.

### Local Authority

North Yorkshire Council. The property has a council tax band rating of E.

### What3Words

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### Owner's Insight

There is an abundance of wildlife in the area, together with many scenic walks and cycle routes that can be enjoyed from the door of the Old Chapel.

### Wayleaves, Easements & Rights of Way

The Old Chapel 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 that the property has access over a neighbouring field for a water pipe.

## The Old Chapel, Horsehouse, DL8 4TS

Approximate Gross Internal Area  
1604 sq ft - 149 sq m



### 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.

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