



# PARK HOUSE

Finghall, Leyburn, North Yorkshire



# PARK HOUSE

FINGHALL, LEYBURN, NORTH YORKSHIRE, DL8 5ND

AN ATTRACTIVE COUNTRY RESIDENCE, OCCUPYING A LOVELY POSITION IN THE HEART OF A HIGHLY REGARDED VILLAGE. THERE IS FLEXIBLE ACCOMMODATION, INCLUDING AN ANNEX WITHIN THE MAIN PROPERTY AND A SEPARATE CHAPEL CONVERSION, CREATING A SUPERB HOLIDAY LET COTTAGE. PARK HOUSE BENEFITS FROM SEVERAL RECEPTION ROOMS, FOUR DOUBLE BEDROOMS, ALL WITH EN-SUITE BATHROOMS, AND WELL MAINTAINED GARDENS AND GROUNDS, SEPARATED INTO SEVERAL AREAS INCLUDING A PADDOCK WHICH LEADS DOWN INTO A STREAM. THE TOTAL PLOT EXTENDS TO APPROXIMATELY 0.84 ACRES

## Main House

Entrance Hall • Drawing Room • Garden/Cinema Room • Dining Kitchen  
Cloakroom • Utility • Principal Bedroom with En-suite  
Two Double Bedrooms Both With En-suite Shower Rooms

## The Annex

Snug • Ground Floor Bedroom and En-suite • Kitchen

## Chapel Cottage

Sitting Room • Kitchen • Bathroom • Bedroom • Dressing Room

## Externally

Various Lawns • Courtyard Garden • Paddock  
Parking • Triple Garage • Car Port



**GSC GRAYS**  
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### Situation

Set between the market towns of Leyburn (4 miles) and Bedale (5 miles), Finghall benefits from a pub in the heart of the village.

Although peaceful and private, Park House is only about 4 miles from 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 with Tennants Auctioneers on the eastern outskirts of the town.

There are also various independent schools within striking distance including Aysgarth Preparatory School, Queen Mary's School for girls at Thirsk, Ampleforth and Sedbergh.

With Leyburn known as the gateway to the Dales, it benefits hugely from tourism and has good communications and easy access to the A1(M) North / South at Leeming Bar (6 miles). The nearest train station is at Northallerton (about 14 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 30 miles away. Buses connect from Leyburn to Richmond, Hawes, Bedale and Ripon.

### Description

Park House is an attractive property with huge flexibility and enters into a spacious entrance hall, with a bespoke sweeping staircase to the first floor, doors leading to the living accommodation, as well as a brick feature fireplace and chequered tiled flooring.

The dining kitchen has a dual aspect and has a range of solid units with a sage green frontage and integrated appliances, as well as a window overlooking the front gardens and paddock, a multi fuel stove with brick surround and ample space for a dining table.



The drawing room has a substantial log burning stove, with stone surround and hearth and a bay window overlooking the front garden. The garden room is a versatile space, with a triple aspect, sun lantern and currently used as a cinema room and double doors leading out to the lawned garden. There is also access to the laundry room and ground floor cloakroom.

To the first floor of the main house, there is a principal suite with various fitted wardrobes and storage, a dual aspect with lovely views over the paddock and a substantial en-suite bathroom, a large contemporary bath, bespoke cabinetry with granite top and double basin and WC. There are two further double bedrooms, both benefiting from private en-suite shower rooms.

### The Annex

The annex which is currently incorporated into the main living accommodation has a neutrally fitted kitchen, which has space for various white goods and leads into an inner hallway, with a door leading out to the side garden and a window to the side, as well as doors into the snug/annex sitting room, which benefits from a log burning stove and brick surround, currently utilised as a home office. There is also a good sized double bedroom to the ground floor with a private en-suite shower room, including a double shower, WC and basin.

### Chapel Cottage

The property also benefits from a cottage which is currently used as a successful holiday let to generate an income, which is fully self-contained and has a spacious living room with vaulted ceiling and multi fuel stove and private entrance from the lane leading up to the main house. There is a fully fitted kitchen with oak frontage, Range style cooker and space for white goods, with a door to the courtyard and a latch door to a neutrally fitted bathroom, with panelled bath and shower above and WC. There is a double bedroom complete with walk-in dressing room.

We understand that the holiday let currently generates an income of around £12,000 per annum.





Cottage



Cottage



Cottage



Cottage

### Externally

The property is approached by a sweeping gravelled driveway leading up to a parking area at the front of the property, providing private parking for several vehicles and access to a separate triple garage and car port. There is a seating area to the front, with views over the paddock, well stocked rockery style flower beds and borders and steps leading to the paddock, which is currently a wild meadow and could be utilised as an extension of the garden, which leads down to a beck. There are various mature trees, shrubs and plants and fenced boundaries. The main garden is situated to the side, which is laid to lawn with well stocked flower beds and a gravelled patio seating area.

To the rear of the property, there is a courtyard garden with an original well and gravelled seating areas. This area is currently utilised as a private outside space for the holiday let but could be separated to benefit both the main house and cottage.

There is a triple garage, both benefitting from timber, double doors, light and power connected. In addition, there is a separate large woodshed and greenhouse/potting shed.

The plot extends to approximately 0.84 acres.

### Services and Other Information

The property is served by oil fired central heating, mains electric, water and drainage connected.

### 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 F

The Annex is banded A

### Viewings

By arrangement with the agents GSC Grays 01969 600120.

### Energy Efficiency Rating - Park House

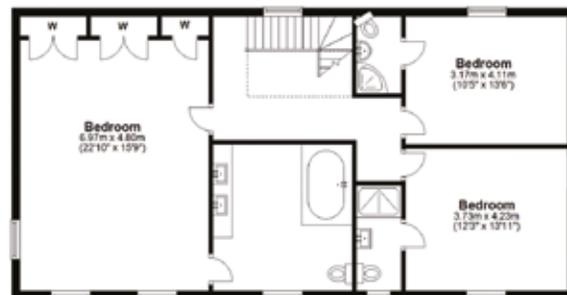
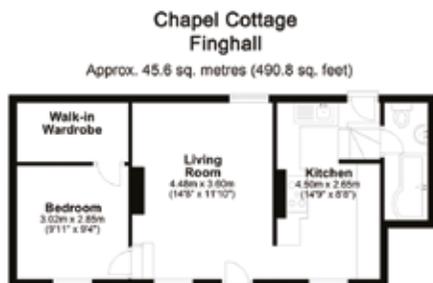
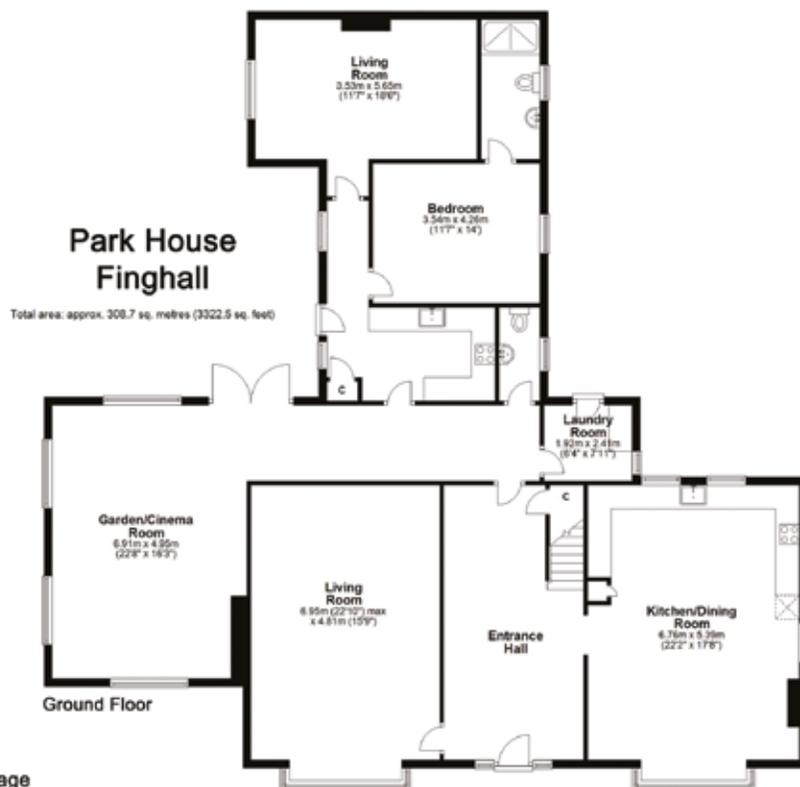
Current	Potential
55	70

Very energy efficient - lower running costs  
 (92 plus) A  
 (81-91) B  
 (69-80) C  
 (55-68) D  
 (39-54) E  
 (21-38) F  
 (1-20) G  
 Not energy efficient - higher running costs

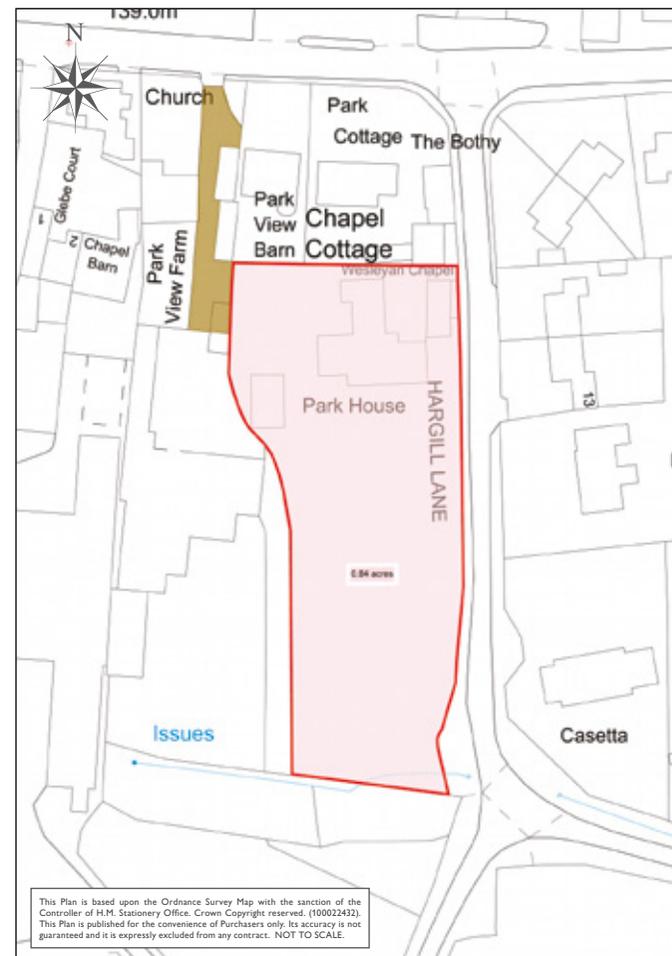
### Energy Efficiency Rating - Chapel Cottage

Current	Potential
47	85

Very energy efficient - lower running costs  
 (92 plus) A  
 (81-91) B  
 (69-80) C  
 (55-68) D  
 (39-54) E  
 (21-38) F  
 (1-20) G  
 Not energy efficient - higher running costs



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd



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Particulars written: April 2023  
 Photographs taken: Spring 2023