



AVONLEA CARLTON-IN-COVERDALE
Leyburn



GSC GRAYS

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AVONLEA CARLTON-IN-COVERDALE

Leyburn, North Yorkshire, DL8 4AZ

An attractive, Grade II Listed, stone-built cottage which is beautifully and sympathetically presented throughout.

ACCOMMODATION

This charming, character cottage has so many lovely original features and has been beautifully presented, in keeping with the period era of the property.

Some of the features of note include exposed beams, a stable door, sliding sash windows with shutters, various alcoves, fireplaces with stone surrounds, traditional ironmongery, window seats walled gardens and feature fires in two of the bedrooms to name a few.

There is comfortable living accommodation, perfect for those looking for a permanent or second home with turn-key décor and high quality fixtures and fittings including engineered oak and stone flooring to the ground floor, newly fitted bathrooms and a refurbished kitchen as well as landscaping work undertaken within the rear garden.

The accommodation has a lovely layout with two reception rooms and three double bedrooms including one with en-suite.

The property is situated in the heart of the Yorkshire Dales National Park perfect for those looking to explore the surrounding rural landscape.



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Situation & 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 Tennants.

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

The stable door leads into a formal dining room with a log burning stove, set with a stone surround, a window overlooking the front garden with window seat and traditional shutters, doors leading into the rear hallway and sitting room. The sitting room has various alcoves and traditional cupboards and an open fire with stone surround, window seat and shutters.

The inner hall has stone flooring, with staircase to the first floor and opening into the kitchen with cream fronted units and cream quartz worktops, a Belfast sink, integrated double Bosch oven and induction hob. The utility has traditional stone shelving, a stable door to the rear garden and there is also a ground floor W.C.

To the first floor, there is a half landing with a window to the rear and access to the three double bedroom, with a principal bedroom benefitting from an en-suite shower with a step-in shower, W.C and basin.

The third bedroom, whilst a double is built into the eaves and there is also a house bathroom complete with a roll top bath, with shower above, basin and W.C.



Gardens

There are stone-walled gardens to the front and rear of the property, a stone-paved pathway leads up to the front door, with well-stocked flowerbeds to the front.

To the rear of the property, there is an enclosed garden mainly laid to lawn with various seating areas, a discretely screened oil tank and bin storage and a pedestrian access gate leading to a side lane, as well as useful timber store.

We understand that there is on-street parking available within the village. There is an area of land which is not within the Title of Avonlea, however the current vendors have gravelled this area and is currently used for parking.

Owners Insight

"We fell in love with this beautiful cottage 10 years ago despite needing restoration and have spent that time transforming it into a cosy retreat. It is now truly "a gem" to quote one of our neighbours. The friendly village of Carlton is set in glorious countryside and boasts a welcoming local pub owned by the village. The cottage offers an ultimate holiday retreat or a lovely family home."

Services & Other Information

Mains connections to drainage and electricity. The property benefits from oil-fired central heating. There is a private water supply from Carlton Parish.

We understand there is a right of way over the garden in favour of Flatts House Farmhouse, for oil and coal deliveries.

Local Authority & Council Tax

North Yorkshire Council. Council Tax Band of D.

Tenure

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

Viewings

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

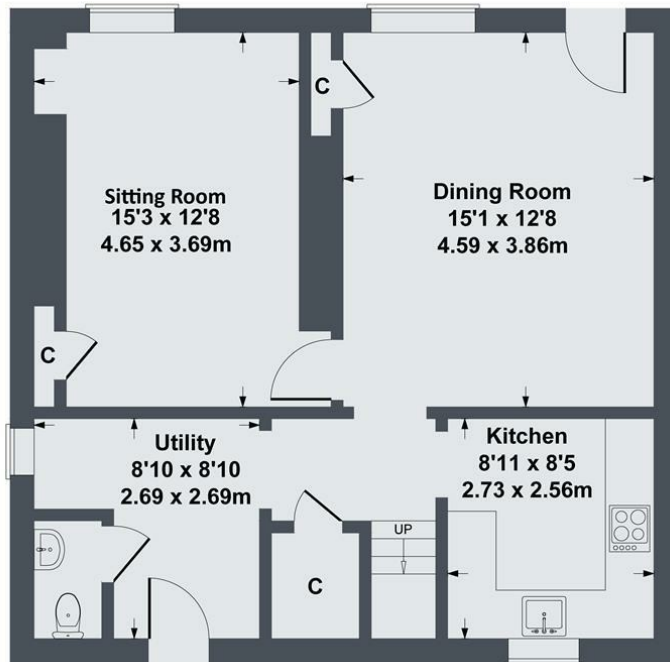
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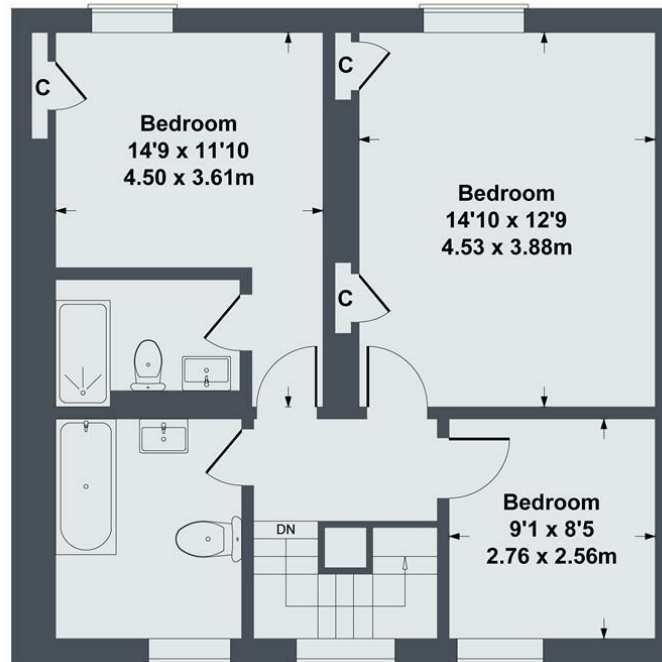
Avonlea, Carlton In Coverdale

Approximate Gross Internal Area

1249 sq ft - 116 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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