



LIGHTFOOT HOUSE
Redmire, Leyburn



GSC GRAYS
PROPERTY • ESTATES • LAND

LIGHTFOOT HOUSE

Leyburn, DL8 4ED

An attractive, Grade II listed, deceptively spacious cottage, situated in a highly-regarded village with views towards Penhill.

ACCOMMODATION

This charming cottage offers comfortable living accommodation ideal for a wide variety of purchasers including those looking for a permanent or second home or those wishing to continue the successful holiday let business. There is an array of character features throughout including timber sash windows, an attractive stone fireplace housing a log-burning stove, various exposed beams and alcoves.

The property has a south-facing aspect to the front, with a low maintenance seating area, and well-presented accommodation which has been neutrally-decorated. There is a generously-sized sitting room, a dining kitchen and two double bedrooms with lovely views to the front as well as a contemporary bathroom.



GSC GRAYS

PROPERTY • ESTATES • LAND

5&6 Bailey Court Colburn Business Park, Richmond, North Yorkshire, DL9 4QL

01748 829217

agency@gscgrays.co.uk

GSCGRAYS.CO.UK



Situation and Amenities

Redmire is a pretty village with a traditional village green, situated at the foot of Penhill just outside the Yorkshire Dales National Park boundary. Within the village there is a popular public house, The Redmire Village Pub, and a weekly Post Office. The market town of Leyburn is approximately five miles west and boasts a weekly market, several hotels, restaurants, public houses, many small speciality shops and a livestock auction mart. There is a primary school in Leyburn and secondary schools are at Leyburn and Richmond.

There are main line train services from Northallerton (24 miles) and Darlington (26 miles), whilst access to the A1 (North/South) is at Leeming Bar (18 miles). Please note that all distances are approximate.





Accommodation

The front door opens into a spacious sitting room with log-burning stove, window to the front and useful storage cupboard. A door leads through to the dining kitchen, which has off-white fronted units with solid timber work surfaces, an integrated cooker, stainless steel sink and space for white goods. There is room for a dining table, a substantial under-stairs storage cupboard, a pantry and a door and window to the rear.

The staircase to the first floor is accessed from the kitchen and leads up to a spacious landing with various fitted cupboards, a wardrobe and exposed beams. The principal bedroom has a view to the front showcasing the Yorkshire Dales beyond the village, whilst the second bedroom is also a good-sized double with fitted wardrobes, storage and a cupboard housing the water tank.

The bathroom has a contemporary suite including a panelled bath with shower above, pedestal wash hand basin, w.c, wood panelling, exposed beams and a Velux window.



Externally

The property is approached via a right of access across a shared pathway, leading up to a gravelled area with space for seating and fenced and stone-walled boundaries. There is a right of access for Lightfoot Hall over the gravelled area to the front.

To the rear, there are stone steps leading to the separate stone store which is accessed via a right of way across the neighbours' land to the rear of the property.

Stone Store

The store building has a timber door and light and power connected.

Owners' Insight

Our delightful cottage is full of historical charm coupled with modern comforts. Located within the idyllic village of Redmire on the edge of the Yorkshire Dales National Park, there is a variety of walking and cycling routes from our front door, with the market town of Leyburn close by. Redmire itself is a picture postcard village with a strong, friendly community.

Lightfoot House is currently a 2-year Customer Choice-awarded successful holiday let.

Viewings

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

Tenure

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

Services & Other Information

Mains electricity, private water supply via Redmire Water, mains drainage.

We understand parts of the property are creeping freehold both over and under the two adjacent properties.

Local Authority

North Yorkshire Council. The property is currently rated for business use.

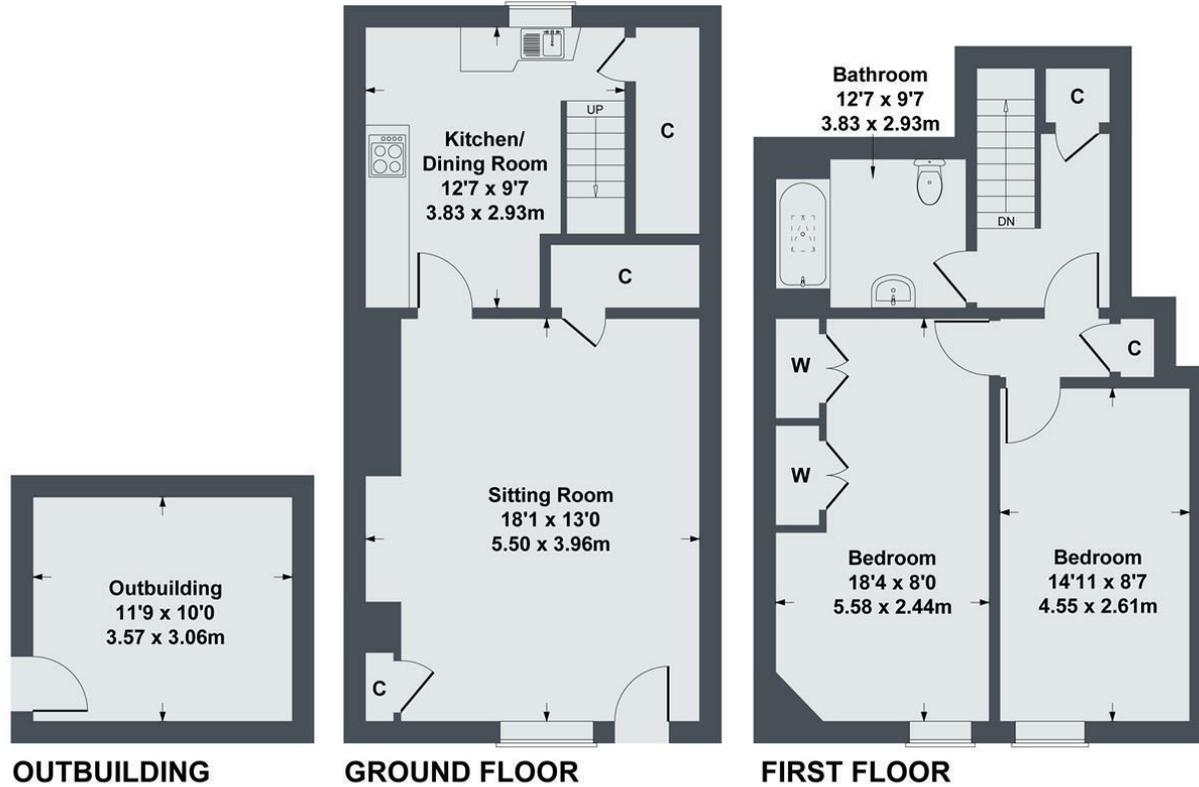
Particulars and Photographs

Particulars prepared and photographs taken May 2025.

Lightfoot House, Redmire

Approximate Gross Internal Area

1044 sq ft - 97 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.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan 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 do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.
3. Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them 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 view the property.