



PROSPECT HOUSE
Barden, Leyburn



GSC GRAYS

PROPERTY • ESTATES • LAND

PROSPECT HOUSE

Leyburn, DL8 5JS

An attractive detached property, in need of full modernisation and renovation throughout.

ACCOMMODATION

This superb home requires full modernisation and renovation throughout yet holds a huge amount of potential with a generous plot and character features.

Set back from the road in a sought-after hamlet only a few miles from the popular market town of Leyburn.

The accommodation includes two reception rooms, a kitchen, utility area, a house bathroom and four bedrooms, three of which are doubles.

The property would be ideal for those looking for a renovation project tailored to their own personal requirements, with plenty of scope for extending (subject to consents).



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Situation and Amenities

The rural hamlet of Barden is situated approximately 4 miles from Leyburn and 5 miles from Richmond. Both market towns offer a wide variety of amenities including many excellent local and artisan shops, a weekly outdoor market, filling station, dentist, primary and secondary schools and a sixth form colleges. Leyburn is also home to one of the largest auctioneer houses in the UK, Tennants, on the eastern outskirts of the town.

The area benefits hugely from tourism, being situated on the edge of the Yorkshire Dales National Park and has good communications and easy access from the A1 at Catterick (9 miles approximately). The nearest train station is at Northallerton (about 18 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 Teesside International Airport.





Accommodation

The property enters into the sitting room with a dual aspect, an open fire and fitted cupboard. There are doors leading to the potential dining room and kitchen, as well as stairs to the first floor. The second reception room also has an open fire and a window overlooking the main garden. The kitchen area currently has a fitted sink, with no additional units and a door leading into the utility area, which has a window to the rear.

To the first floor, there is a landing which is split, with steps to either side, giving access to the four bedrooms, three of which are doubles, along with a single bedroom. There is also a house bathroom with a panelled bath, basin and W.C.

Gardens and Grounds

The property is approached over the village green with a pedestrian gate leading into the garden. The garden is a substantial size, mainly laid to lawn with walled, fenced and wrought-iron railed boundaries. There are several mature trees and plants.



Tenure

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

Viewings

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

Services and Other Information

Electric heating and open fire. Mains electric and water connected. We understand the property has drainage to a private septic tank which is not compliant.

We understand there is a right of access over the land to the rear for maintenance purposes and a right of access over the village green to the property.

Local Authority

North Yorkshire Council. Council tax band E.

Particulars and Photographs

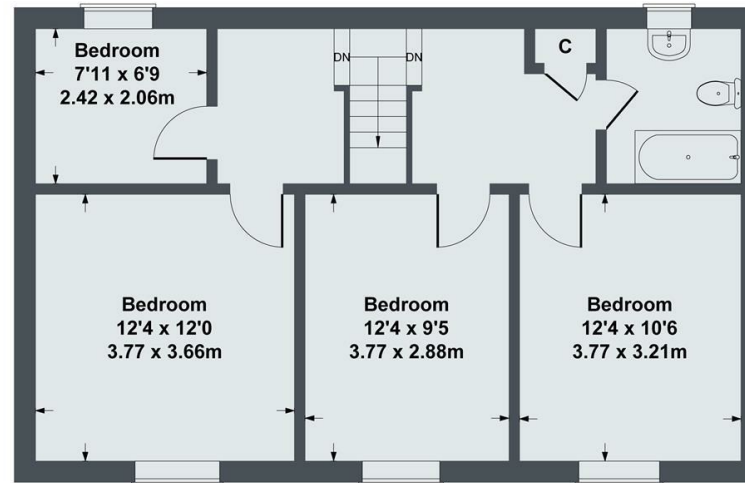
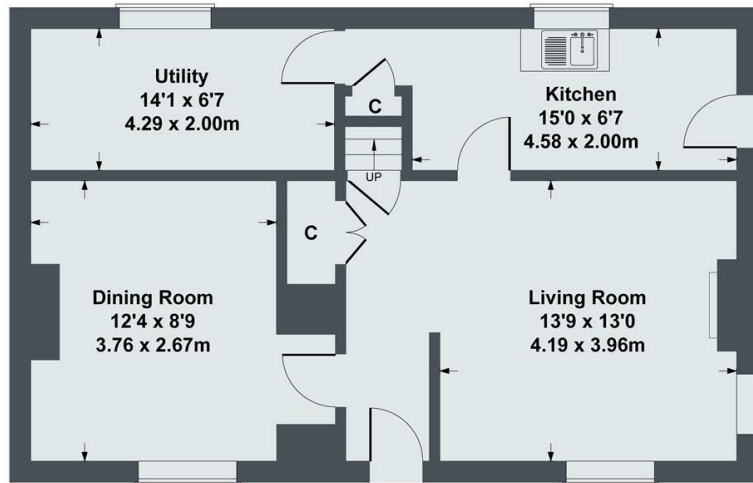
Particulars prepared and photographs taken October 2025.

Owners Insight

"An attractive property, with an exceptionally large garden and potential for extension. The property has the opportunity for renovation work to enable a purchaser to express themselves".

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Approximate Gross Internal Area
1313 sq ft - 122 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		
(21-38) F		9
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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