



MANOR HOUSE FARMHOUSE

East Hauxwell, Leyburn



GSC GRAYS

PROPERTY • ESTATES • LAND

MANOR HOUSE FARMHOUSE

EAST HAUXWELL, LEYBURN, DL8 5LS

A SUBSTANTIAL DETACHED HOME, IN NEED OF FULL
MODERNISATION AND RENOVATION, WITH OPEN, FAR-REACHING
VIEWS OVER ROLLING COUNTRYSIDE

Accommodation

Entrance Hall • Sitting Room • Dining Room • Kitchen
Utility • Four Bedrooms • House Shower Room

Externally

Gardens to the Front and Side • Stone Outbuildings • Private Parking



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

Tel: 01748 829217

www.gscgrays.co.uk

richmond@gscgrays.co.uk

Offices also at:

Alnwick
Tel: 01665 568310

Chester-le-Street
Tel: 0191 303 9540

Barnard Castle
Tel: 01833 637000

Driffield
Tel: 01377 337180

Boroughbridge
Tel: 01423 590500

Kirkby Lonsdale
Tel: 01524 880320





Situation and Amenities

East Hauxwell is a small hamlet, situated approximately 2 miles from the village of Hunton, located in the heart of the countryside. Nearby Hunton has a primary school and public house. There is good access to the A1(M) at Catterick or Leeming Bar, with the market towns of Richmond, Leyburn and Bedale a short distance away.

Amenities to be found locally include several hotels, restaurants and public houses and many speciality shops, national and independent shops and supermarkets, whilst Leyburn is home to the well renowned Tenants Auction House.

There are secondary schools at Bedale and Leyburn, along with Richmond School and Sixth Form College. St. Francis Xavier's School is also to be found in Richmond. Private schools are located at Newton le Willows (Aysgarth Prep School), Queen Mary's Topcliffe, Barnard Castle and Sedbergh.

Leyburn (5.5 miles), Richmond (7 miles) and Bedale (8.8 miles). Access to the A1 (North and South) at Catterick (6.6 miles). Main Line train services at Northallerton and Darlington with airports at Teesside International Airport, Newcastle and Leeds. Please note that all distances are approximate.

Manor House Farmhouse

Manor House Farmhouse holds a huge amount of potential and scope to create a tailor-made home located in the rarely-available hamlet of East Hauxwell. The property requires full refurbishment and modernisation yet has plenty of character and a lovely aspect overlooking open fields.

Features of note include traditional-style doors and staircase, sash windows, various alcoves, feature cupboards and exposed timber flooring in one of the reception rooms as well as a cast-iron fireplace within the principal bedroom.

The property has ample parking, generous gardens and a range of attached buildings which could be incorporated into the main dwelling (subject to consents). There are two outbuildings, including a particularly attractive detached, stone, coach house-style outbuilding which holds a huge



amount of potential to create annexe/ office accommodation or for use as storage if desired.

Accommodation

The entrance hall provides access to the ground floor accommodation and has stairs to the first floor. There are two good-sized reception rooms with the views to the front, both benefitting from open fires.

The area which was previously used as a kitchen would make an ideal snug or boot room/utility and has traditional ironmongery and an open fire. It currently does not have any fitted kitchen units. There is also a pantry/utility room, accessed from the rear hallway.



The first floor landing provides access to the four double bedrooms and house shower room. There are two particularly spacious doubles situated to the front of the property, showcasing the open views, whilst the house shower room benefits from a double shower, wash hand basin and w.c.

There are additional outbuildings attached to the main house, including an external w.c and additional store which holds potential to be incorporated into the living accommodation.

Gardens and Grounds

The property is approached by a shared driveway leading into a yard which provides access to the main house, the outbuildings and has ample parking for several vehicles.



The garden is situated to the front and side of the property, mainly laid to lawn with hedged and walled boundaries.

The property also benefits from a detached, stone-built coach house which is separated into several outbuildings and has potential to be extended into the living accommodation or for use as an annexe or home office.

Owner's Insight

This spacious property is set in a quiet, very rural location yet with easy access to towns and benefits from a lovely outlook over fields, wetlands and woods.



There are exciting possibilities for development, whilst the historic outbuildings could be used for guests, business or pleasure.

Tenure

The property is freehold and will be offered with vacant possession on completion.

Viewings

Strictly by appointment with GSC Grays - T: 01748 829 217.

Local Authority

North Yorkshire Council. Council tax band D.

Services

Mains electricity, drainage and water. There is currently no central heating at the property.

Wayleaves, Covenants and Rights of Way

Manor House Farmhouse 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 there will be a right of access over the shared driveway to access the property and a proportion of the cost associated with maintenance/ repair will be agreed.

We understand there is a right of way over the yard to access the field adjacent to the property.

The vendor reserves the right of pre-emption on any subsequent sales of any part of the property.

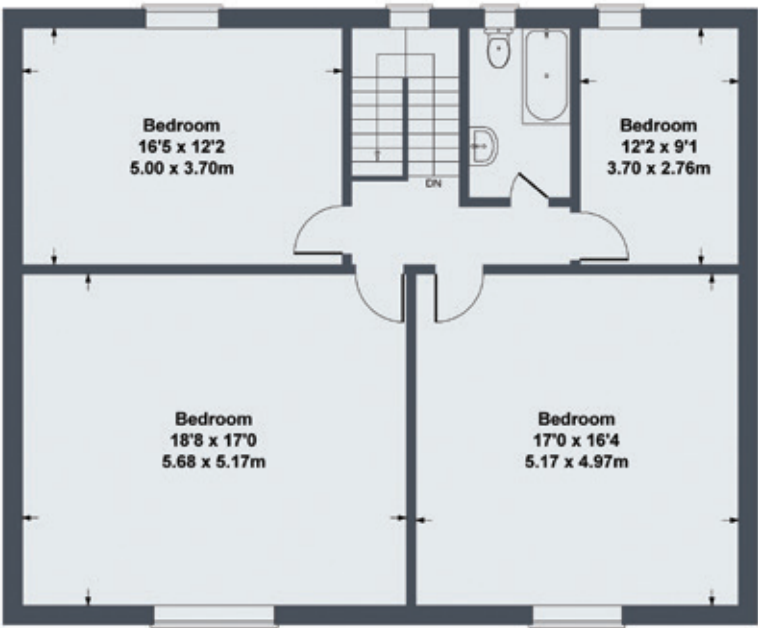
The retained buildings and the empty yard to the North are being considered for development. The intention is to demolish the modern agricultural buildings to the North as well.

Manor House, East Hauxwell, Leyburn DL8 5LS

Approximate Gross Internal Area
2314 sq ft - 215 sq m



GROUND FLOOR



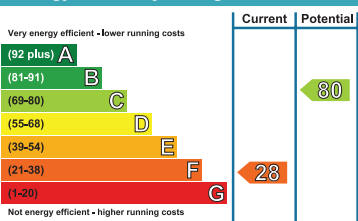
FIRST FLOOR

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



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 our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on 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 property.

Particulars written: November 2025

Photographs taken: November 2025