



WOODHALL BARN CONSTABLE BURTON, LEYBURN DL8 5RJ



GSC GRAYS

PROPERTY • ESTATES • LAND

WOODHALL BARN CONSTABLE BURTON,

Leyburn, North Yorkshire, DL8 5RJ

A stunning rural barn conversion with panoramic countryside views

Set in a tucked-away location, this impressive three-bedroom barn conversion offers spacious and versatile accommodation throughout. The property occupies a substantial plot and boasts a wealth of character features combined with modern comforts.

Internally, the home comprises a generous feature living room, a well-appointed dining kitchen, and en-suite facilities to all three double bedrooms on the first floor. Additional accommodation includes a separate study/fourth bedroom and a convenient ground-floor WC.

Externally, the property enjoys good sized front and rear gardens, ample parking, and a garage. Access is via a private track approximately half a mile in length.



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

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Situation and Amenities

Main line train services from Northallerton (15 miles) and Darlington (23 miles), Access to A1 north/south at Leeming Bar (10 miles) and airports are at Newcastle, Leeds/Bradford and Durham Tees valley Please note that all distances are approximate. Constable Burton is a small village in Lower Wensleydale, with it's own public house and restaurant and a village green, set between the market towns of Leyburn (4 miles) and Bedale (7 miles).

With close proximity to the pretty village of Constable Burton, which is located half way between the two busy market towns of Leyburn and Bedale, giving easy access to the A1. Constable Burton itself boasts a lovely village green, popular public house/restaurant and a thriving community hall.

There is a primary school in the nearby village of Spennithorne with secondary schools at Leyburn and Bedale. There are private schools at Newton le Willows (Aysgarth Prep School), Barnard Castle and Sedbergh.





Description

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Terms and Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of 6 months at a rental figure of £1,500 per calendar month, payable in advance by standing order. In addition, a deposit of £1,730 shall also be payable prior to occupation.



Holding Deposit

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks' rent for the property you are interested in. Once we have your holding deposit, the necessary paperwork should be completed within 15 days or such longer period as might be agreed. If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm. However, if the Landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within 7 days. Should you be offered, and you accept a tenancy with our Landlord, then your holding deposit will be credited to the first months' rent due under that tenancy. Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within 7 days.

Insurance

Tenants are responsible for the insuring of their own contents.

References

GSC Grays will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

Smoking and Pets

Smoking is prohibited inside the property.

Pets shall not be kept at the property without the prior written consent of the landlord, which will be subject to separate rental negotiation.

Services and Other Information

Property is served by oil central heating, mains electricity and water is connected, please note water bills are included within the rent. Waste is via Septic Tank.

EPC

There is currently an exemption for an EPC requirement, however further works have been carried out to the property including replacing the windows and extensive work to the roof. A new EPC is currently being sought.

Location

Please note the property is located along several country lanes and private tracks and can be found at the what 3 words location <https://w3w.co/trickle.tweed.procured>

Viewings

Strictly by appointment only via the agents GSC Grays: 01748 897629

Local Authority and Council Tax

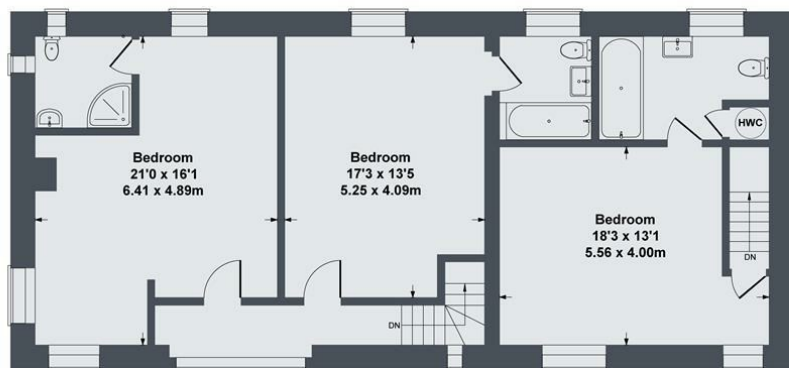
North Yorkshire Council. Council tax band F.

Particulars and Photographs

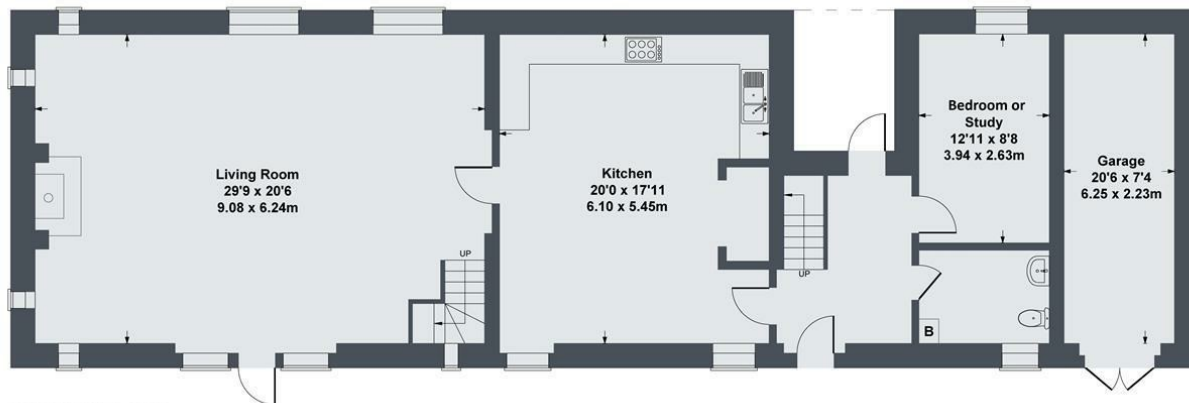
Particulars prepared and photographs taken in December 2025.

Woodhall Barn, Constable Burton, Leyburn, DL8 5RJ

Approximate Gross Internal Area
2454 sq ft - 228 sq m



FIRST FLOOR



GROUND 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

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.

