



West End Cottage Carlton, Leyburn, North Yorkshire, DL8 4BD  
Offers over £565,000



# West End Cottage Carlton, Leyburn, North Yorkshire, DL8 4BD

DETACHED CHARACTER HOME with further potential & STUNNING VIEWS with South-East Gardens. For Sale with NO ONWARD CHAIN. SITTING ROOM with multi-fuel stove, DINING ROOM with huge stone fireplace & KITCHEN (All with VIEWS); OFFICE etc & PANTRY. Character Inner HALL, BATH/SHOWER ROOM & separate SHOWER ROOM/WC. Up to 4 BEDROOMS (3 large doubles All with VIEWS), large STORE (Proposed BEDROOM 5 etc) & VOID AREA with further Potential. Mullion windows, nooks & crannies & modern electric heating throughout.

Carlton in Coverdale is a quintessential Yorkshire Dales National Park's village which owns its own pub (The Forester's Arms) & boasts a great community spirit. Coverdale & its surroundings are stunning. The thriving towns of Leyburn & Middleham are about 6 & 4.5 miles respectively & historic Richmond is just over 14 miles. West Witton on the A684 over Witton Steeps is about 3.5 miles & Kettlewell in Upper Wharfedale is about 10.5 miles.

## Open PORCH

## VESTIBULE

## DINING ROOM (VIEWS) 4.89m max (4.59m) x 4.53m (16'0" max (15'0") x 14'10")

Impressive stone fireplace with open fire, ceiling beam, lovely heritage door to Inner Hall & 2 mullion seat-windows to front with those views.

## SITTING ROOM (VIEWS) 4.89m max (4.59m) x 4.63m (16'0" max (15'0") x 15'2")

Fireplace with multi-fuel stove, beamed ceiling, door-nook, Side Porch & 'redundant' staircase. 2 mullion seat-windows to front with those views.

## KITCHEN (VIEWS) 4.63m x 2.46m (15'2" x 8'0")

Wall & floor units with worktops & double drainer sink. Electric cooker point with extractor over & plumbing for dishwasher & washing machine. Window to front with views.

## PANTRY 2.37m x 1.56m (7'9" x 5'1")

A large storage space with shelving & rear window.

## BATH/SHOWER ROOM 3.18m x 2.36m (10'5" x 7'8")

Panelled bath with shower over, washbasin & WC. Fitted & shelved Airing Cupboard with hot-water cylinder. Down-lighting, heated towel rail & UPVC double glazed window to front.

## Inner HALL 3.53m x 1.75m (11'6" x 5'8")

2 nooks & staircase to first floor with cupboard under. Window to rear.

## OFFICE/BEDROOM 4 etc 2.87m x 1.89m (9'4" x 6'2")

Plus door-nook & with beam ceiling with exposed timbers. Windows to side.

## SHOWER ROOM/WC 1.84m x 1.55m (6'0" x 5'1")

Shower cubicle, washbasin & WC. Heated towel rail & window to rear.

## FIRST FLOOR LANDING

UPVC double glazed Velux window.

## Double BEDROOM 1 (VIEWS) 4.71m x 3.52m (15'5" x 11'6")

Loft hatch & window to front with beautiful views.

## Double BEDROOM 2 (VIEWS) 4.52m x 3.66m (14'9" x 12'0")

Ceiling beams & window to front with beautiful views.

## Double BEDROOM 3 (VIEWS) 4.58m x 2.48m (15'0" x 8'1")

Ceiling beam, loft access & window to front with beautiful views.

## BEDROOM 4.

See above 'OFFICE/BEDROOM 4 etc'.

## Proposed BEDROOM 5. 3.64m x 2.97m (11'11" x 9'8")

...or large EN SUITE: Vent duct, window to side & UPVC double glazed Velux window.

## VOID AREA

See floor plan - Potential BEDROOM.

## Adjoining OUTSIDE STORE 4.66m min x 1.33m narrowing to 0.89m (15'3" min x 4'4" narrowing to 2'11")

Light point & eaves storage.

## OUTSIDE FRONT

Shared access from village road. Front PARKING AREA with raised stone flower/shrub beds. Side walkway with outside light point & gate to:

## Enclosed REAR GARDENS

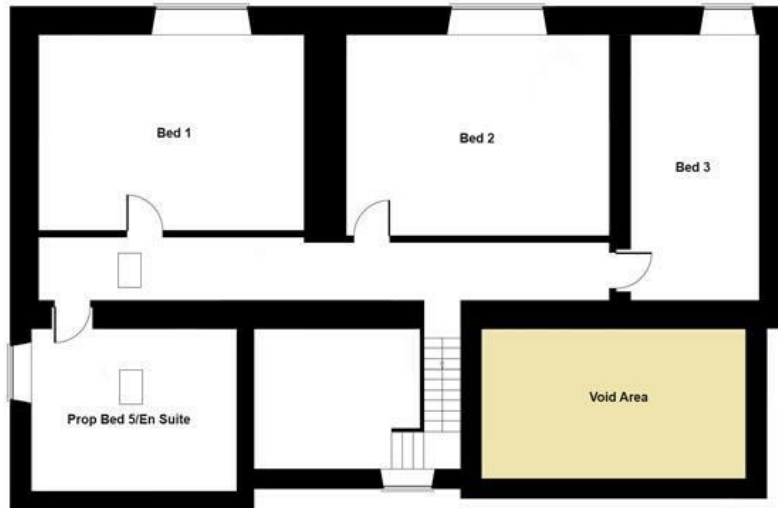
South-East facing & bounded by stone walls with 2 lawns, Wisteria, Rose & flower/shrub borders. Side gate. STUNNING VIEWS.

## NOTES

- (1) Freehold
- (2) Council Tax Band: E
- (3) EPC: 39-E
- (4) Mains Water, Electricity & Drainage - Private 'Village' Water Supply.



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**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.

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>39</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales**

EU Directive  
2002/91/EC



**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

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