

# SHAWL TERRACE

LEYBURN

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# Leyburn, North Yorkshire

Located at the start of the renowned Shawl Walk in the picturesque town of Leyburn, this charming stone-built cottage on Shawl Terrace offers a blend of historic character and modern comforts. Just a short walk from Leyburn's vibrant town centre, you can enjoy easy access to local shops, cafes, and the weekly market. Beyond the local scenic walks, the North Yorkshire Dales offer a wealth of outdoor activities, from hiking and cycling to exploring the local attractions.



SHAWL END  
COTTAGE



# Welcome home...

There is street parking just outside your cottage, as well as a single attached garage found just to the left of the home, offering ample parking options for you and guests alike.

Stepping inside your cottage, you are greeted by a small, welcoming hallway. To your right, the first reception room invites you in with its cosy ambiance. This living room, adorned with a log-burning stove, offers a warm and inviting space, perfect for relaxing while enjoying the comings and goings visible to the front of the house. The room features a lovely arch on the back wall, complete with a sill ideal for displaying plants, books, or cherished keepsakes.

From here, a door leads you into a second reception room, which can be used as a formal dining area or an additional living space. This versatile room includes a convenient cupboard, perfect for storing the Hoover and other household items, ensuring a tidy and organised home.





# Time for dinner...

The kitchen features classic white shaker style cabinetry with elegant wood worktops, one of the cupboards conceals a washing machine, while another two hide the fridge and freezer, maintaining a seamless and tidy appearance. The kitchen is equipped with a freestanding oven with a gas top, perfect for culinary enthusiasts, and a Belfast sink that adds a touch of rustic charm.

Two large windows look out onto the picturesque back garden, flooding the space with natural light and offering a delightful view as you cook. Additionally, two Velux windows in the ceiling enhance the brightness of the kitchen, making it a truly pleasant space.





# Time for bed...

Heading upstairs now, you'll find two double bedrooms offering comfort and style. The front bedroom is generously sized to accommodate a king-sized bed and boasts stunning views of the countryside as well as featuring a walk-in wardrobe, providing ample storage space.

The second bedroom overlooks the back garden and is perfectly suited for a double bed, with additional space for side tables and a set of drawers, ensuring a functional layout.

The main bathroom is equipped with a four-piece suite, including a classic roll-top bath perfect for a soak. This spacious bathroom also features a walk-in shower, combining luxury with practicality for everyday use.







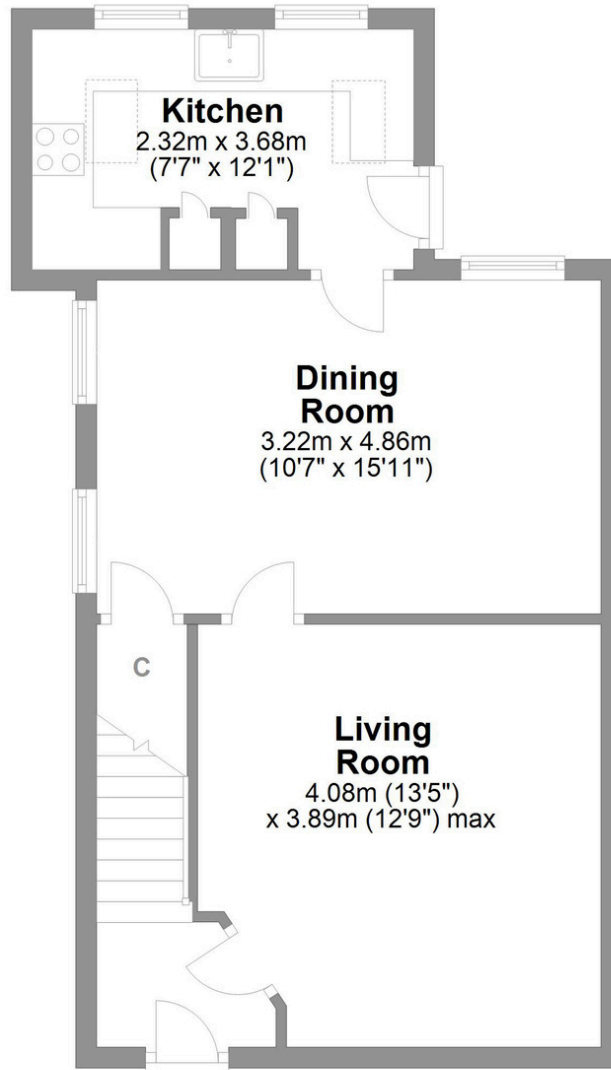
## Outside...

Now to explore your sun trap of a back garden where you are welcomed by a beautifully designed outdoor space perfect for relaxation and entertaining. The garden features a spacious decking area, ideal for outdoor dining and lounging, alongside a large patio space bordered by lush shrubs and plants, creating picturesque environment to enjoy in the warmer months. At the back of the garden, a few outbuildings offer versatile options, serving as a log store, workshop, or additional storage. Additionally, there is a convenient side area designated for storing bins and other essentials, ensuring the garden remains tidy and organised.



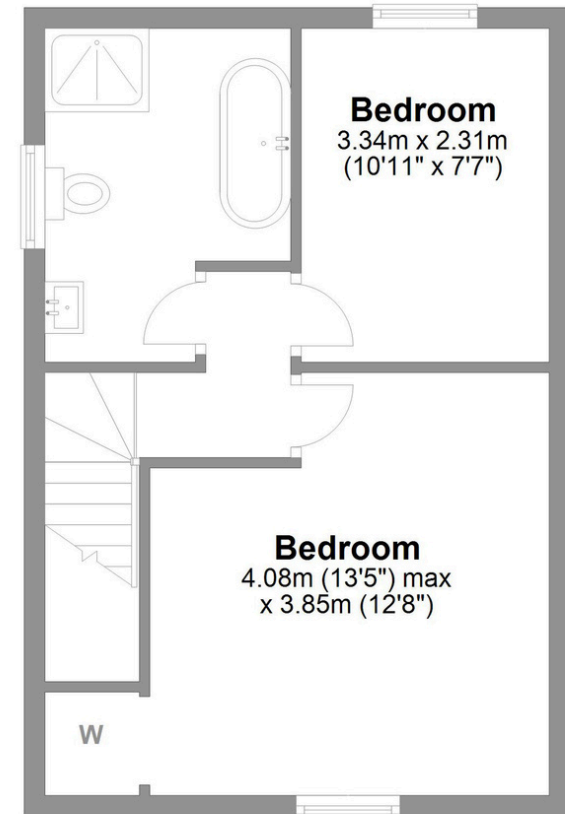
## Shawl Terrace Leyburn

Total area: approx. 81.1 sq. metres (872.6 sq. feet)



**Ground Floor**

Approx. 44.8 sq. metres (482.3 sq. feet)



**First Floor**

Approx. 36.3 sq. metres (390.3 sq. feet)

POSTCODE: DL8 5DA  
TENURE: Freehold  
COUNCIL TAX BAND: D  
EPC RATING: D  
BUILD TYPE: Stone  
CENTRAL HEATING: Mains Gas  
ELECTRICITY SUPPLY: Mains  
WATER SUPPLY: Mains  
SEWERAGE: Mains

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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser.

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