

# PARKGATE HOUSE

CONSTABLE BURTON

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# Constable Burton, Leyburn

Constable Burton is a delightful village sat in the heart of Lower Wensleydale, North Yorkshire. Steeped in history, it is home to Constable Burton Hall, a Georgian mansion designed by architect John Carr in 1768, set amidst extensive formal and woodland gardens. The village has a tranquil atmosphere, with its picturesque setting and historic landmarks, making it an ideal location for those seeking a peaceful countryside lifestyle. Residents and visitors can enjoy the nearby Wyvill Arms, a former 18th-century farmhouse featured in the Good Pub Guide, offering a warm welcome.

Constable Burton is a short drive from the market towns of Leyburn and Bedale, so residents can access shops, schools and further amenities with ease!





# Welcome home...

Welcome to Parkgate House, an impressive period home with a separate cottage offering additional income potential. Set in beautiful surroundings.

Parkgate House is a brilliant family home which retains many original features with a modern twist and improvements such as double-glazed windows. You are greeted with an entrance gate and a large gravel driveway, providing ample parking for multiple vehicles- ideal for family living and hosting guests. As we approach the door, framed by clusters of blooming roses, the tone is set for the cottage-style allure that permeates throughout this delightful residence.

Easily head through the rear entrance from your driveway, you're welcomed into a hallway complete with original timber beams, adding character and warmth. This area offers a convenient space to remove shoes or muddy boots and hang coats, ensuring a tidy and welcoming entry.

To the right, the expansive family kitchen beckons. Bathed in natural light from dual-aspect windows, this airy space features a traditional electric Aga, complemented by forest green wooden cabinetry and marble worktops. Gather around the generous kitchen table to enjoy home-cooked meals and cherished moments with loved ones.









# Time to relax...

Adjacent to the kitchen, the dining room offers a sophisticated setting for meals and gatherings. A stone fireplace with a wood-burning stove serves as a captivating focal point. A warming wooden floor and French doors which open to one of the property's gardens provide a great space for entertaining on those warm summer evenings; dine inside and move to the garden for drinks.

Beyond the dining room lies a second reception room, equally inviting with its original stone-flagged floor, a sash window, and a multi-fuel stove. This spacious area easily accommodates large sofas, creating the perfect setting for cosy evenings by the fire. Notably, this room also houses the original front door to the property, adding a unique touch of character.

Continue through to the family TV room, complete with a multi fuel stove and with painted in a deep blue to enhance its ambiance. With two sash windows allowing natural light to flood the space, it's an ideal setting for movie nights with the family, complete with popcorn and relaxation.







## Let's head upstairs

Up the charming twists and turns of the original wooden staircase, you're welcomed onto a generous landing that provides access to the home's bedrooms and bathrooms.

Step into the main bedroom first—a wonderfully spacious room filled with natural light from two large windows. Panelling on the rear wall enhances the sense of style, creating a calm retreat at the end of the day.

To the front of the property, bedroom two is a bright and generously sized room, easily accommodating a double bed. It's an ideal space for a child's room, with ample room to play and a warm, cosy feel perfect for peaceful nights.





## and relax...

Also to the front is bedroom three; another spacious double with the added benefit of its own en-suite, making it ideal for older children, guests, or extended family.

Completing this floors layout is a second family shower room, located just off bedroom three. While it would benefit from some modernisation, it presents an excellent opportunity to add your own personal touch and create a bespoke bathroom space.

Back on the main landing, a second staircase leads to the top floor, where you'll find a spacious fourth bedroom and a convenient WC. Flooded with natural light from Velux windows, this versatile space is ideal for growing teenagers seeking their own retreat, or as a bright and quiet home office—perfect for today's flexible lifestyles.









## Step outside...

Parkgate House is far more than just a beautiful home; it's a lifestyle opportunity. Set in an enviable location, this characterful property boasts an exceptional setting with expansive outdoor space that truly sets it apart.

The grounds are a dream for garden lovers, offering four generous lawned gardens, each one a blank canvas for your creativity. Whether you envision colourful borders, a greenhouse full of homegrown goods, or a patio area to enjoy BBQ's at, there's ample room to bring your vision to life.

It's also a haven for families, with plenty of space for children to run, explore, and enjoy team games on the lush lawns. Summer days are made for entertaining here: fire up the barbecue, pitch a gazebo, and celebrate with friends in this idyllic setting.

Adding even more appeal is a fantastic self-contained one-bedroom cottage located separately within the grounds...







## For the guests...

Thoughtfully designed, the cottage features a well-equipped kitchen, a modern walk-in shower, and its own private outdoor space. Ideal for guests, older children, or multigenerational living, the cottage also presents excellent potential as a holiday let for additional income.

Completing the offering is a versatile outbuilding currently used as a workshop, complete with its own WC. With a little vision and some renovation, this space could easily be transformed into a guest suite, home office, or creative studio.

Parkgate House is a rare find—offering not just a home, but the space, flexibility, and setting to create your ideal lifestyle.









# Park Gate House, Constable Burton

Total area approx. 319.7 sq. meters (3441.0 sq. feet)



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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. Created especially for Love Property by Vue3sixty Ltd

## Finer Details...

Postcode: DL8 5RG  
Freehold  
Council Tax Band: F  
EPC Rating: E  
Heating: Oil  
EV charging point