



Lime Kilns Farm

Braidley, Leyburn, North Yorkshire, DL8 4TX



Robin Jessop

A Superb and Substantial Country Property in a Quiet Rural Hamlet in Coverdale

- Traditional Grade II Listed Farmhouse
- Large Attached Former Barn Conversion
- In Need of Renovation and Modernisation
- Extensive Accommodation (3,660 ft² approx.)
- Flexible Six to Eight Bedroomed Accommodation
- Enclosed Rear Gardens
- Garage and Outbuildings
- A Rare Opportunity
- Guide Price: Offers in Excess of £495,000

SITUATION

Kettlewell 7 miles, Middleham 8.5 miles, Leyburn 11 miles (all distances are approximate).

Braidley is a pretty and quiet rural hamlet in Coverdale situated between Middleham and Kettlewell. It is situated in the very heart of the Yorkshire Dales National Park which is one of the country's most beautiful regions.

The neighbouring village of Horsehouse has a public house and there are a range of local shops both in Middleham and Kettlewell with more extensive facilities in the market town of Leyburn. There is a railway station at Northallerton with a main line to London and a further service from Garsdale with a line to Leeds and Carlisle.

DESCRIPTION

Lime Kilns Farm is a traditional Grade II Listed farmhouse with an attached annexe which comprises a barn conversion. The extensive accommodation is both flexible and adaptable to meet family requirements. The total extent of the accommodation is 3,660 ft² approx.

The property provides a wealth of retained character features including exposed beams, feature stone fireplaces, exposed



stone and timber flooring and stone mullion detailing. The annexe benefits from a superb first floor sitting room with exposed timber beams and feature window with far reaching views over Coverdale. There is vehicular access to the rear where there is a useful stone outbuilding and garage.

The property is further complemented by enclosed walled gardens which overlook adjacent open countryside. It is rare for such an untouched property to come onto the open market so an early viewing is advised.

ACCOMMODATION

Limekilns Farmhouse is principally entered into via the bootroom which usefully leads to the downstairs showerroom. The accommodation flows well, through to the dining room which is usefully situated off the galley kitchen. This overlooks the rear garden and has the benefit of an attached pantry. The dining room also leads through to the principal sitting room which has an impressive feature fireplace. On the ground floor, there is a further bedroom together with linked accommodation with the attached annexe. This provides further bedroom accommodation together with ensuite and bathroom facilities.

To the first floor, the property is split between each respective part but provides a total of five bedrooms together with ancillary bathrooms and other facilities. There is also a most impressive and substantial sitting room with corner feature stone fireplace, and provides superb views across the valley. This also has the benefit of a separate staircase access – although part of this does require replacement as part of a refurbishment programme.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

METHOD OF SALE

The property is initially being offered for sale by Private Treaty.



However, we reserve the right to conclude the sale by any other means at our discretion.

BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.

///exchanges.instructs.investor

FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

TENURE

Freehold with vacant possession.

COUNCIL TAX

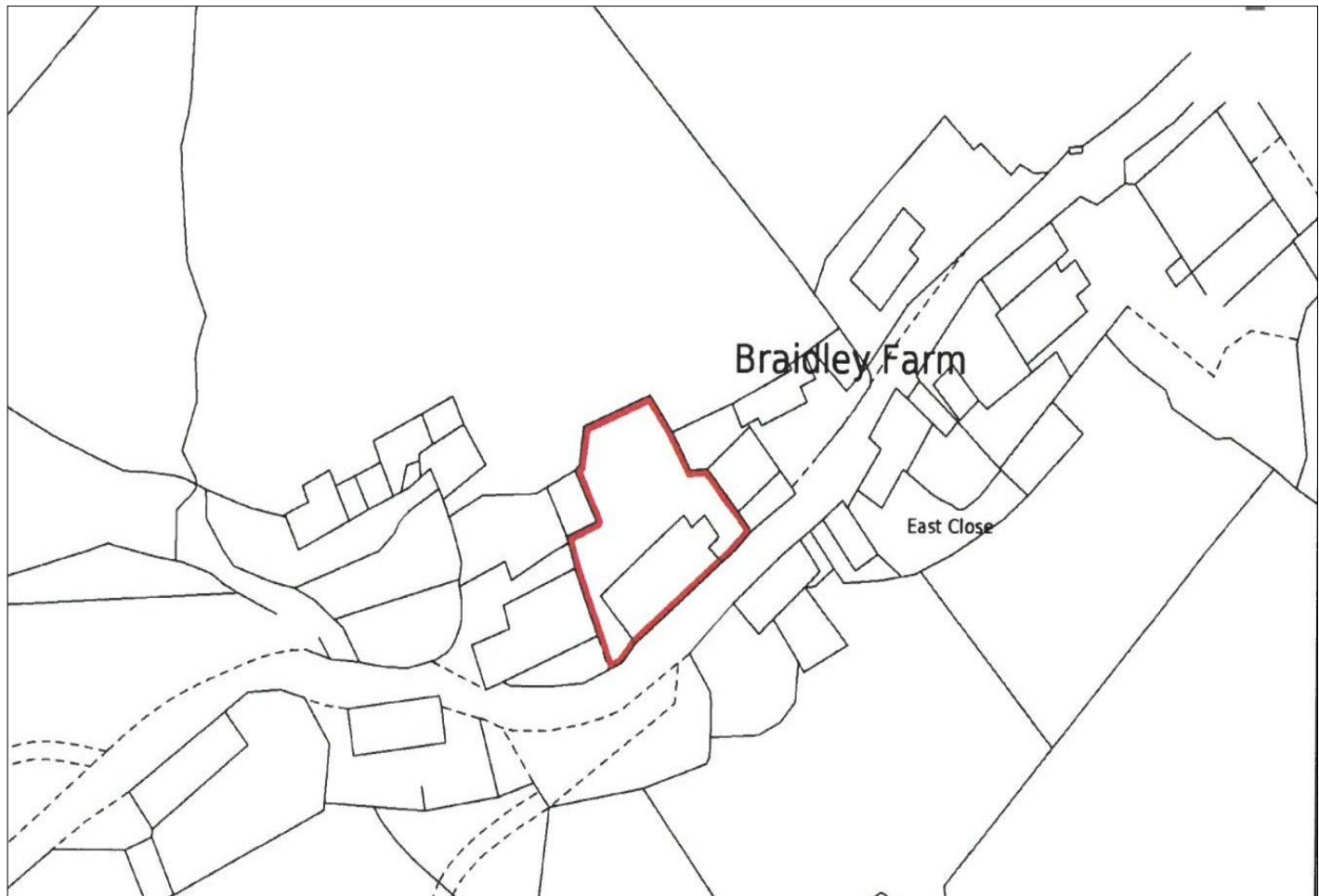
Band E.

SERVICES

The property has the benefit of mains electricity and oil-fired central heating. It has a private water supply and private drainage. Broadband connection available.

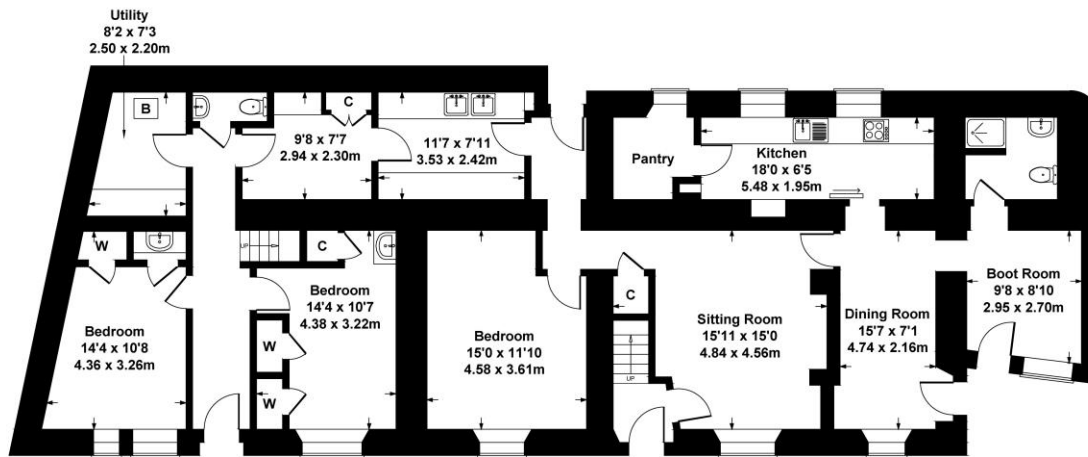
LOCAL PLANNING AUTHORITY

Yorkshire Dales National Park, Yoredale, Bainbridge, Leyburn, North Yorkshire, DL8 3EL. Tel: 01969 652300.



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Approximate gross internal area
340 sq m - 3660 sq ft



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. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC

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