



# Stocks House

Bainbridge, Leyburn, North Yorkshire, DL8 3EF



Robin Jessop

# A SUBSTANTIAL DOUBLE FRONTED CHARACTER PROPERTY OCCUPYING A LOVELY POSITION AROUND THE VILLAGE GREEN

- Substantial Semi-Detached House
- Five Double Bedrooms
- Two Reception Rooms
- Traditional Gardens Extending to the River Bain
- Small Garage & Workshop
- Excellent Position Overlooking the Village Green
- Guide Price: Offers in Excess Of £525,000

## SITUATION

Hawes 3 miles. Aysgarth 3 miles. Leyburn 12 miles. Richmond 23 miles. A1 Interchange at Leeming 25 miles. M6 Sedbergh 32 miles. (all distances are approximate).

Stocks House is superbly positioned in the centre of the popular village of Bainbridge, in the picturesque Yorkshire Dales.

Bainbridge is a very pretty and thriving village with primary school, butchers, garage, tearoom and pub. The village is accessible and well placed in relation to the local Market Towns of Hawes and Leyburn and the larger centres of Harrogate, Teesside and York are within reasonable commuting distance.

## DESCRIPTION

Stocks House is a substantial semi-detached house of traditional construction located in a popular village location. The property is in good order having had some recent redecoration and benefits from being fully double glazed and having oil fired central heating. There is a wealth of character throughout the property including high ceilings, open fires, stone floors and a large arch window.

The property is entered via an internal porch into a welcoming entrance hall from where the rooms lead off. The ground floor briefly comprises a large sitting room with an impressive stone



fireplace with a multifuel stove, a dining room with a recently installed log burning stove, and a traditional kitchen with stone flagged floor, a range of fitted units together with a solid fuel AGA (please see agent note below) and ample dining space. A useful rear porch leads out to the garden. There is also a separate dairy with original stone shelving and meat hooks. Uniquely, there is a large cellar below the kitchen which provides excellent storage and features an old cheese press.

There is a half landing with a double bedroom, family bathroom and a shower room with a further four bedrooms found on the first floor. Lovely views can be enjoyed from each bedroom and there is a large arch window on the landing which makes a great feature. From the landing, a door leads up into the fantastic loft space which provides storage or alternatively could be used as a home office.

Externally the property is complemented by a generous rear garden which features a patio area for seating and potted plants. This leads down to a further walled garden area with lawn, a veg patch and a range of flower beds and mature trees. There is also a former outhouse which doubles as a useful store. Uniquely, the property benefits from having fishing rights on the River Bain, the shortest river in the UK, which runs at the bottom of the garden.

The property is further complemented by an attached single garage and workshop with off road parking available to the front of the property.

Stocks House would make an excellent family home in the Yorkshire Dales National Park. It would also make a great second home or holiday let.

#### **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.

///slouched.soda.hits

#### FIXTURES & FITTINGS

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

#### AGENTS NOTE

Please note that the solid fuel AGA is not in working order. It may be possible to have it serviced and converted to electric or oil if required.

#### TENURE

Freehold with vacant possession.

#### COUNCIL TAX

Band F.

#### SERVICES

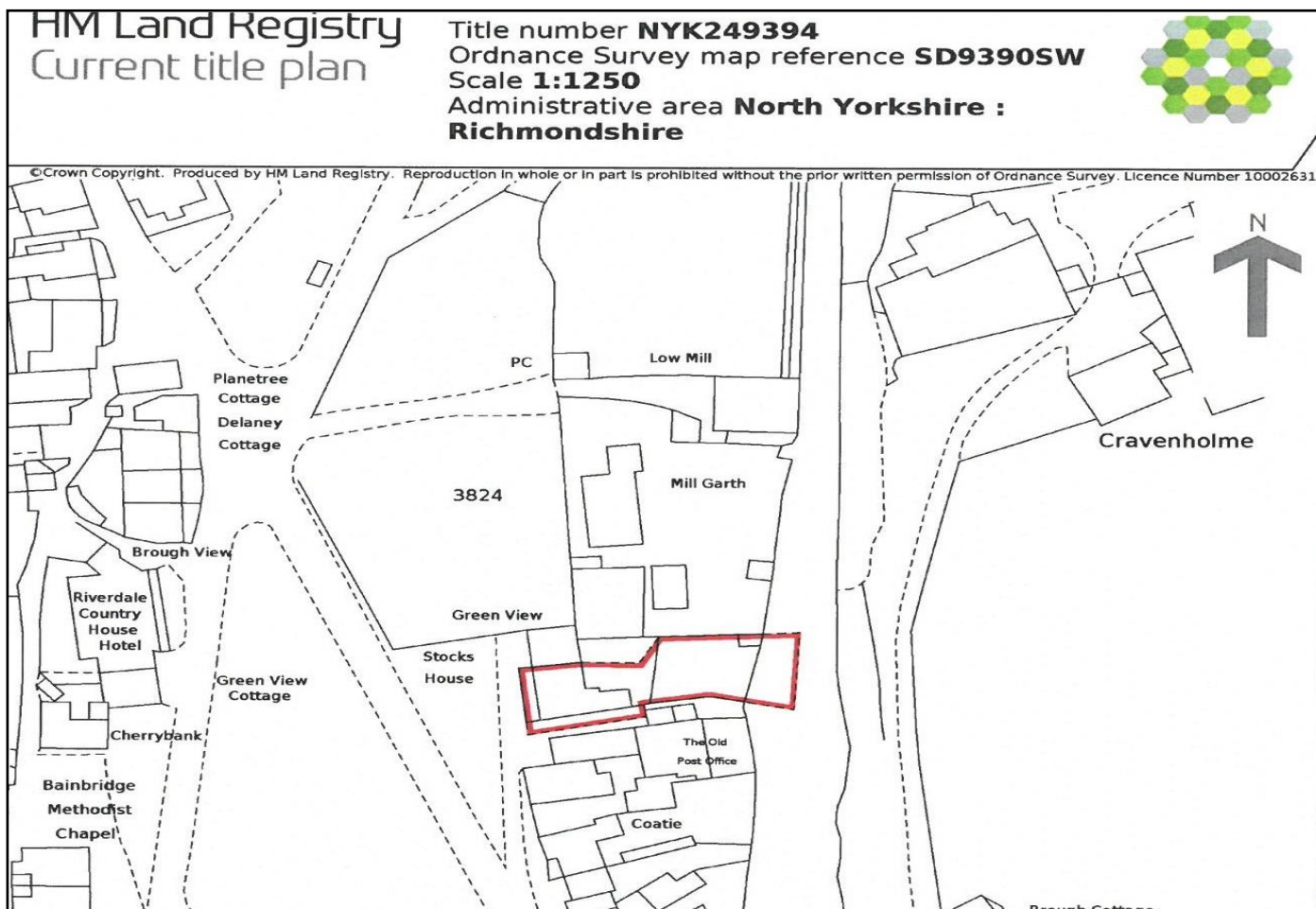
Mains electricity. Mains water. Mains drainage. Oil fired central heating. Broadband connection available.

#### LOCAL AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD Tel: 01609 780780

#### LOCAL PLANNING AUTHORITY

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



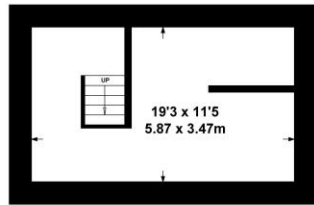
## Stocks House, Bainbridge

Approximate gross internal area  
 Main House - 175 sq m - 1884 sq ft  
 Cellar - 20 sq m - 215 sq ft  
 Attic - 70 sq m - 753 sq ft  
 Byre - 22 sq m - 237 sq ft  
 Garage - 16 sq m - 172 sq ft  
 Total - 303 sq m - 3261 sq ft

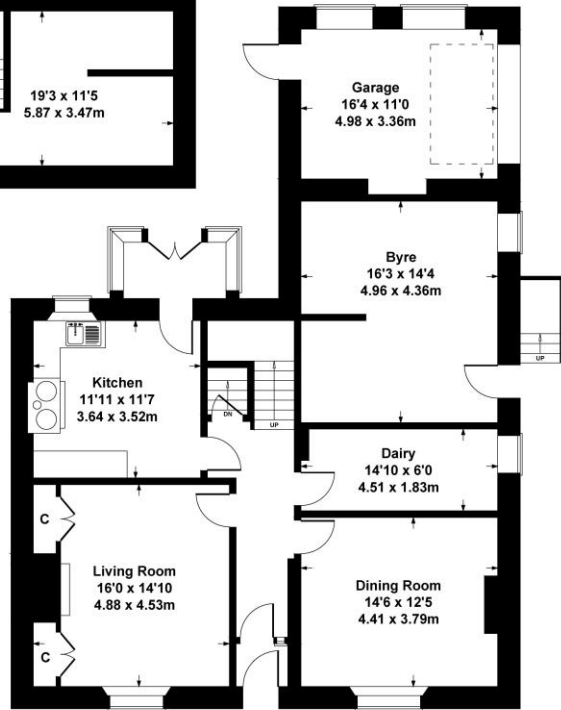


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		69
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	29	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

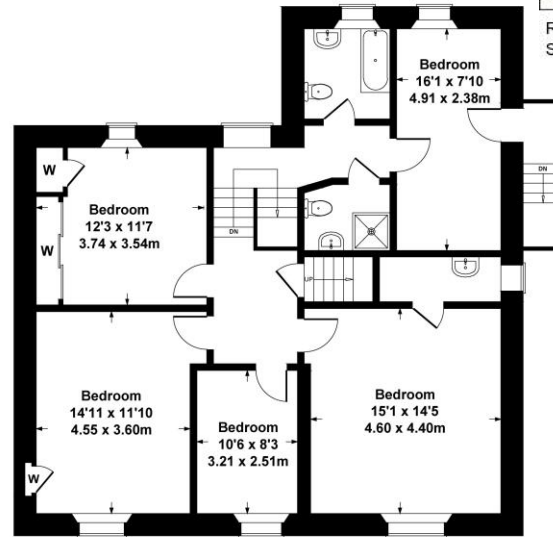
Reference:  
Stocks House



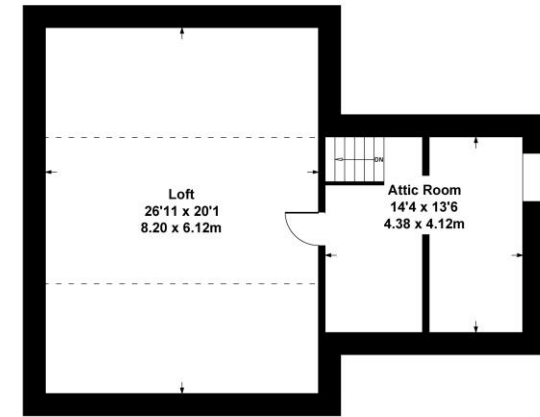
CELLAR



GROUND FLOOR



FIRST FLOOR



ATTIC

### 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. 2021

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