



# Simes Yard

Carlton, Leyburn, North Yorkshire, DL8 4AY



Robin Jessop

# A CHARACTERFUL COSY BARN CONVERSION IN A CENTRAL VILLAGE LOCATION WITH GARDEN & STONE BARN WITH POTENTIAL

- Wonderful Unique Barn Conversion
- Two Bedrooms
- Open Plan Living Accommodation
- High Quality Finish Throughout
- Balcony with Externally Stone Steps
- Excellent Views Across the Village
- Garden with Raised Rockery
- Useful Barn with Potential (Subject to Planning)
- Potential to Create Off Road Parking
- Guide Price: Offers in Excess of £295,000

## SITUATION

Leyburn 6 miles. Bedale 15 miles. Richmond 15 miles. Access to A1(M) at Leeming Bar (18 miles). Northallerton 23 miles. (All distances are approximate).

The property is pleasantly situated in the centre of the village, nicely set back from the through road between Middleham and Kettlewell.

The village of Carlton in Coverdale is located in the heart of the Yorkshire Dales National Park. It has a fine country pub with restaurant, village hall and an active community. The thriving market town of Leyburn is situated approx. 6 miles away with a weekly local market. Local primary schools are Middleham and Leyburn with secondary schools at Leyburn and Richmond.

## DESCRIPTION

Simes Yard comprises a compact yet comfortable barn conversion which is situated centrally in the popular village of Carlton in Coverdale. The property is of a high standard having been very well maintained by the current owners and lends itself to being used as a bolt hole or holiday let in the Yorkshire Dales.



The property is entered into via a useful porch with exposed stonework which leads into the inner hall, with stairs leading up to the first floor. On the ground floor there are two bedrooms, and a house bathroom with underfloor heating. The bathroom is fully tiled and features a WC, basin and a walk in shower together with useful shelving.

To the first floor there is an open plan living room with kitchen with a pine floor running throughout together with a vaulted ceiling with exposed beams and Velux windows. The kitchen area features a selection of units together with oven and hob and built in fridge which are complemented by granite worktops, a stainless steel sink and drainer together with a wooden breakfast bar. The living room surrounds an electric stove and has windows enjoying the views of open fields at the back. There is also a fully glazed door which opens out onto the decked area with stone steps leading down.

Externally the property is complemented by a pretty garden to the rear and side which includes a rockery style garden with a mix of plants and shrubs. There is also ample space for seating, potted plants and a parking area. There is a traditional stone built barn across the lawned area which is currently used as a games room and workshop storage with a mezzanine floor. Adjacent to the barn is a stone barbeque area. This offers excellent potential as additional accommodation subject to the necessary consents.

Simes Yard would make an excellent bolt hole or holiday let in the Yorkshire Dales but will also appeal to those looking for a property with workshop or studio.

#### **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. [///pull.crinkled.gazes](#)

## FIXTURES & FITTINGS

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

## TENURE

Freehold with vacant possession.

## COUNCIL TAX

Band B.

## SERVICES

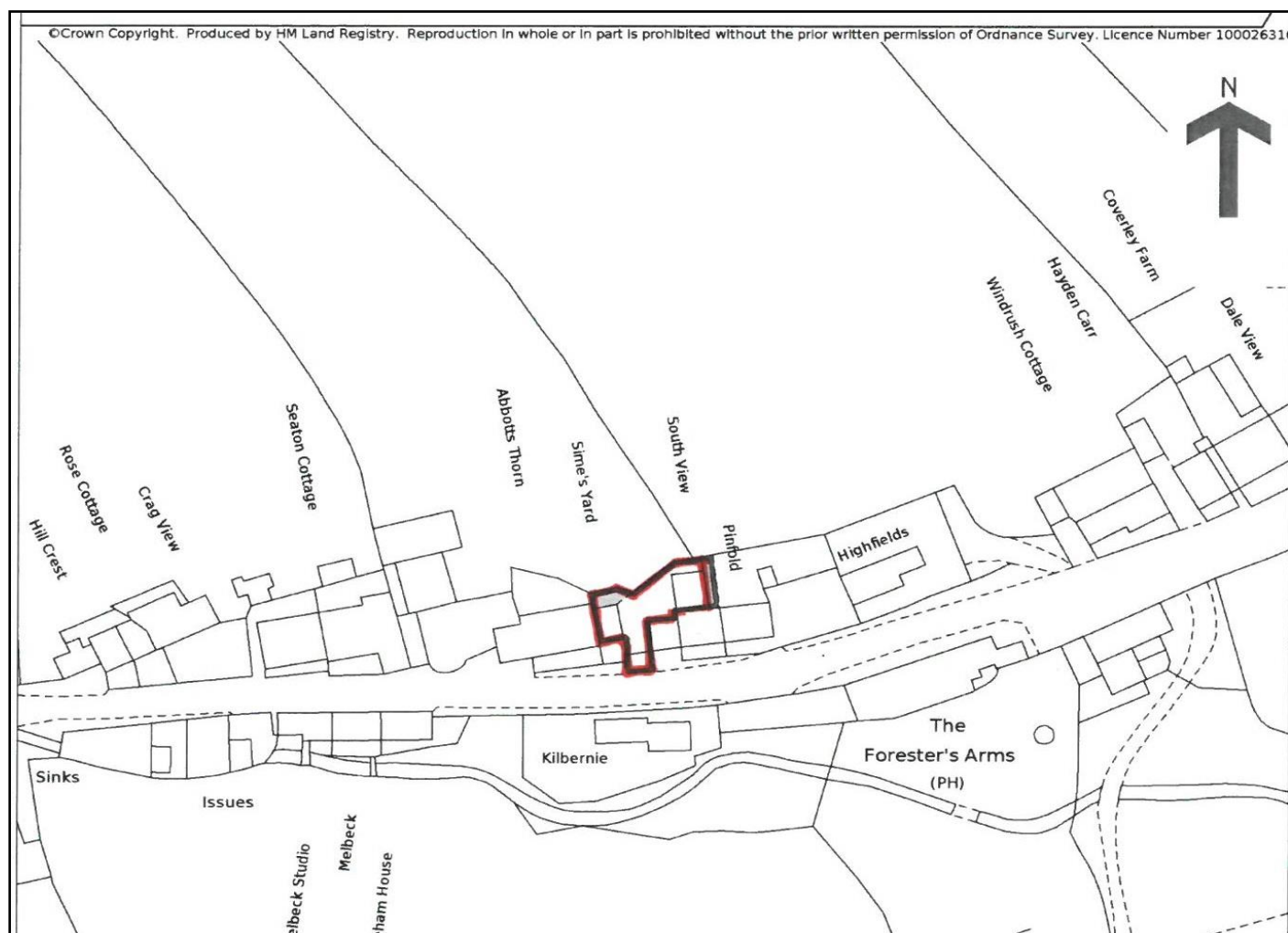
Mains electricity. Mains drainage. Private village water supply. Electric heating. Broadband connection available.

## LOCAL AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD. Tel 03001312131

## AGENTS NOTE:

1. The property currently has a private water supply, but a possible change to Yorkshire Water is under review by the Parish Council.
2. In the event that the purchaser converts the barn for residential or business use, a restrictive covenant will prevent any window openings on the East gable end to maintain privacy to the neighbouring property known as The Pinfold.

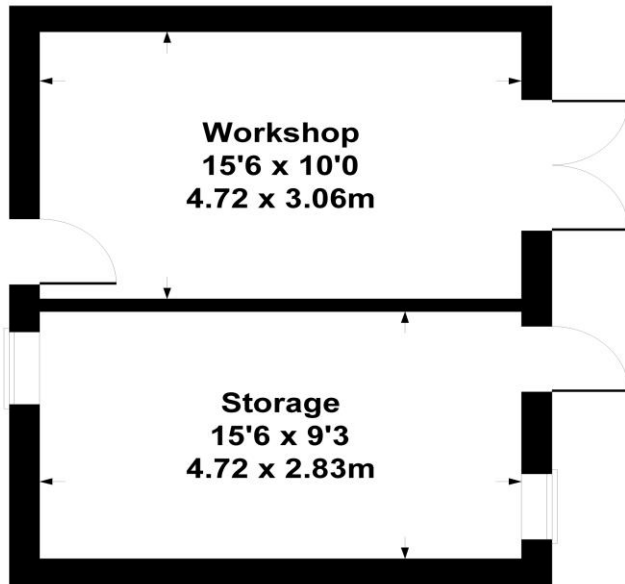


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		95
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	36	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

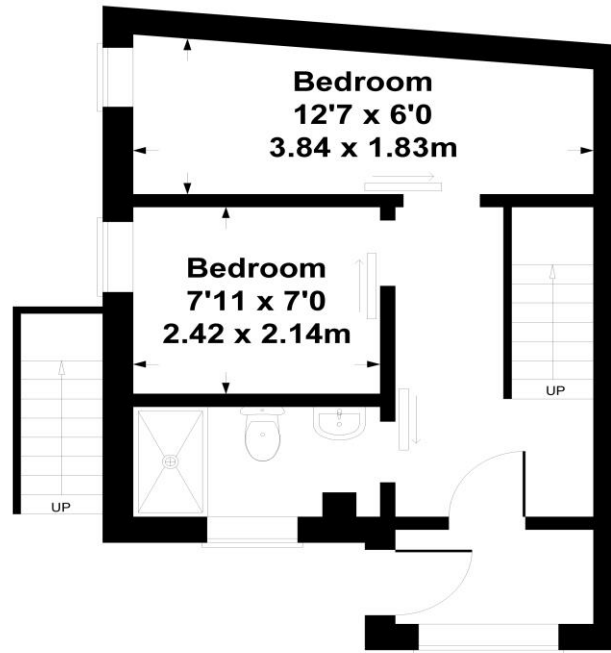
# Simes Yard, Carlton, Leyburn, DL8 4AY



Approximate gross internal area  
 House 50 sq m - 538 sq ft  
 Outbuilding 29 sq m - 312 sq ft  
 Total 79 sq m - 850 sq ft



**OUTBUILDING**



**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. 2024

Robin Jessop Ltd  
 info@robinjessop.co.uk  
 01969 622800  
 01677 425950  
 robinjessop.co.uk

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