



Atkinson Cottage

Carperby, Leyburn, North Yorkshire, DL8 4DD



Robin Jessop

A SPACIOUS THREE BEDROOM COTTAGE TUCKED AWAY IN A VERY DESIRABLE RURAL VILLAGE

- Three Large Double Bedrooms
- Ideal Family Home, Second Home or Holiday Let
- Full of Character
- Spacious Accommodation
- Desirable Rural Village
- Guide Price: Offers Over £280,000

SITUATION

Leyburn 8 miles. Hawes 10 miles. Bedale 19 miles. Northallerton 27 miles. Teesside 46 miles. Leeds Bradford & Newcastle Airports are within a 90 minute drive.

Carperby is a popular Wensleydale village and benefits from an excellent public house and village hall that runs various clubs and events. Another local village, Aysgarth, is situated only 2 miles away and has a garage with convenience store, two further pubs and various tearooms. Aysgarth is famous for the impressive waterfalls, which attract thousands of people each year.

Carperby is well served by the nearby market towns of Leyburn and Hawes and the location is very accessible and makes commuting to the larger centres of Northallerton, Teesside and Harrogate within reasonable distance. The property is idyllically situated on the edge of the village, tucked away down a side road looking south towards Penhill.

DESCRIPTION

Atkinson Cottage offers a fantastic opportunity to purchase a spacious traditional stone built mid terrace cottage, tucked away in the popular village of Carperby. The property has been enjoyed as a second home for a number of years and works well for that purpose or would be excellent as a first-time home or holiday let.

Internally, the property has been well maintained, however it would benefit from modernisation. The property has been updated in areas and benefits from character features throughout, offering a true cottage feel.



The property is entered into via a large porch which offers a number of stone shelves and a stained-glass feature window to the side. From the porch you enter into the spacious kitchen diner which has a range of modern fitted units with an oven and hob, undercounter fridge and ample space for a dining table. There is a tiled floor running throughout and an open fire.

The kitchen diner then leads into the well proportioned living room with a decorative ceiling and an open fire set within an imitation stone surround. The walls are half panelled with pitch pine and the floor is fully boarded.

Usefully, there is a sizeable separate former dairy which is used as a pantry with stone shelving providing additional kitchen storage.

To the first floor there are three good sized double bedrooms each enjoying an outlook across to Penhill and a bathroom which has been recently updated.

Externally, the property is complemented by a small patio area at the front with space for a bistro set, equally this could be used as a parking space. There is a further space to the rear which was a former cart house, now used as a log store, a mix of low maintenance mixed herbaceous bed edged by shrubbery and a patio area. This can be directly accessed via the half landing or accessed via a Right of Way across the neighbouring property's garden, further details can be provided upon request.

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.

RIGHTS OF WAY

Atkinson Cottage benefits from a right of way around the side of the neighbouring property in order to access the garden. There is also a right of access over the driveway which is owned by others.

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.

\\excavate.views.baseline

FIXTURES & FITTINGS

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

TENURE

The property is freehold and vacant possession will be given upon completion. The Title is registered with the Land Registry under Title Number – NYK164476.

COUNCIL TAX

Band C.

SERVICES

Mains electricity. Mains water. Mains drainage. Timer thermostat controlled electric heating with remote control. Full fibre broadband.

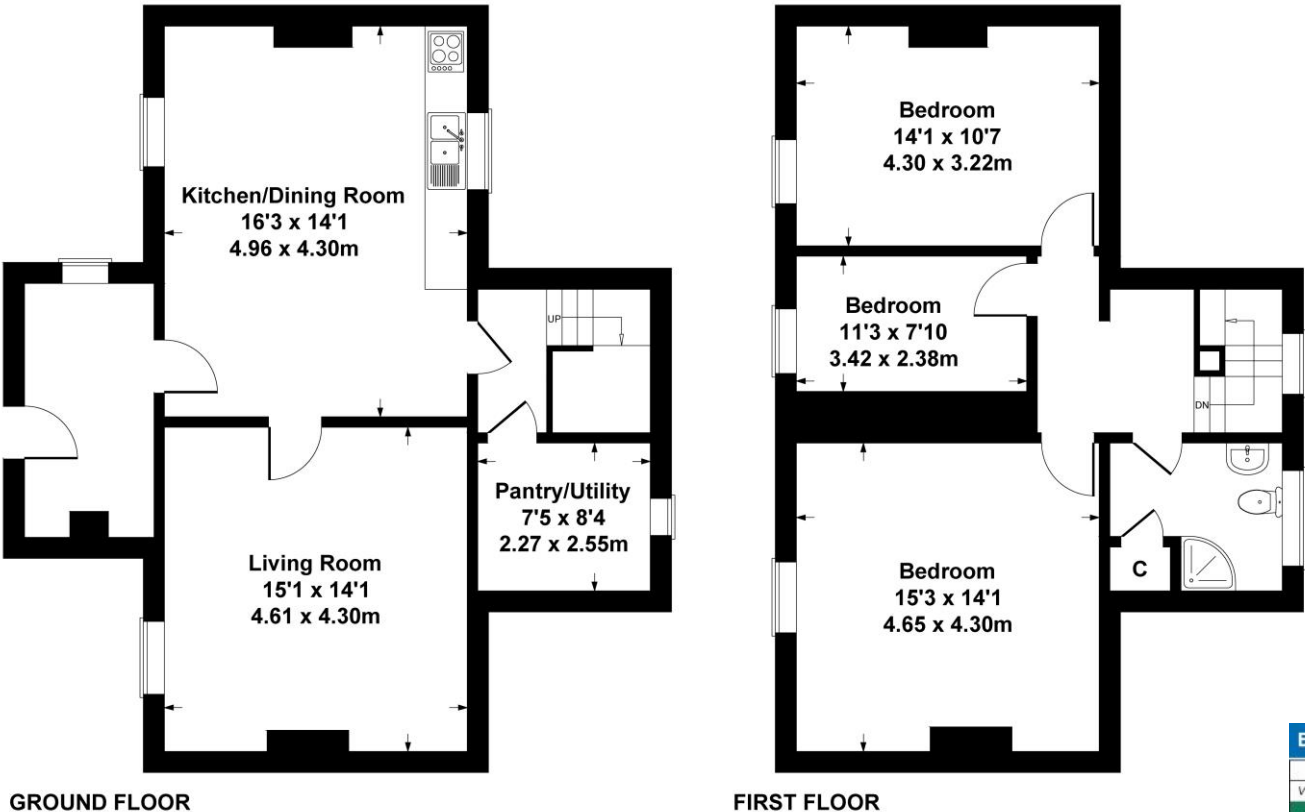
LOCAL AUTHORITY

North Yorkshire Council, County Hall, Northallerton, North Yorkshire, DL7 8AD. Tel: 0300 131 2131.



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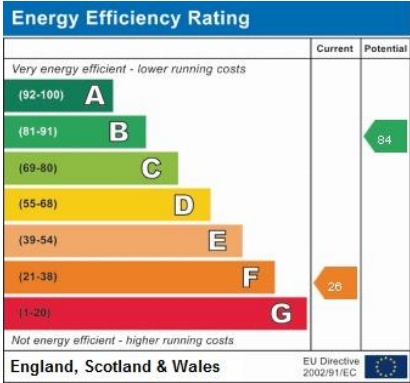
Approximate gross internal area
118 sq m - 1270 sq ft



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



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