



Roova House

Swineside, West Scafton, Leyburn, North Yorkshire, DL8 4RU



Robin Jessop

A TRADITIONAL DALES LONGHOUSE WITH ATTACHED BARN CONVERSION IN A STUNNING RURAL POSITION

- Detached Longhouse
- Three Double Bedrooms
- Attached Converted Barn
- Renovated to Exacting Standards Throughout
- Very Well Presented
- Idyllic Rural Position with Stunning Views
- Pretty Gardens Wrapping Around the Property
- Off Road Parking
- Ideal Family Home
- Guide Price: Offers In Excess of £695,000

SITUATION

Middleham 6 miles. Leyburn 8 miles. Kettlewell 12 miles. Bedale 16 miles. A1(M) Interchange at Leeming 18 miles. Northallerton 24 miles. Skipton 26 miles. Both Leeds Bradford and Newcastle Airports are approximately a 90 minute drive. Roova House is beautifully situated in an elevated position which encapsulates the surrounding Dales countryside. It is situated approximately midway between the village of West Scafton and the small hamlet of Swineside.

Swineside is a small and traditional rural farming hamlet located within the heart of Coverdale. The position allows for stunning views across the valley towards Carlton, the moors and Penhill.

The rural location is accessible for the nearby village of Carlton where there is an active community with village hall and community run pub which serves meals. The larger towns of Leyburn and Middleham are also nearby where there is a wider range of shops, amenities and facilities. Commuting to the larger centres of Skipton, Harrogate and Teesside is within a reasonable distance.



DESCRIPTION

Roova House is a traditional dales longhouse with adjoining former barn of traditional stone construction which stands well on the edge of West Scafton, close to the rural hamlet of Swineside. The property has been beautifully renovated to exacting standards and offers comfortable and flexible accommodation across two floors with panoramic views of Coverdale. The property has been very well maintained and is fully double glazed. It has oil central heating throughout.

Roova House is entered into via a reception hall which provides access into the kitchen diner to the right, or the barn to the left. The dual aspect kitchen has under floor heating and features a good range of fitted base units which are complemented by a feature fireplace, pantry cupboard and ample space for a dining table. Just off the kitchen there is a ground floor bathroom with shower over the bath, WC and basin, and a separate airing cupboard which works well as a drying room. Usefully, there is also a separate utility room providing access to the rear which is plumbed for a washing machine, and has a sink with drainer and further units.

There is a living room which has an oak floor and dual aspect windows together with a multi fuel stove set within a feature fireplace. Completing the ground floor is the impressive barn which is accessed via the main reception hall or has a separate front door. This has been converted to create a large, open space with a vaulted ceiling which is perfect for entertaining or has many other possible uses. There is a large Esse stove, and a number of windows from where the views can be enjoyed. There is a mezzanine floor above which is accessed via spiral staircase and is used as a library and for storage. There is also a sun room on the ground floor with French sliding doors leading out to the garden, with an east facing area to enjoy the evening sunshine and al-fresco dining.

To the first floor there are three well-proportioned double bedrooms each with exposed beams and traditional floorboards. There is a house bathroom with freestanding bath, shower cubicle, WC, Basins and a heated towel rail.

Externally the property is completed by an attached outbuilding comprising three useful stores, and generous gardens which are mostly to either side of the property. To the rear there is a patio and graveled area which is adjacent open fields with ample space for seating and potted plants. To the side the gardens are mostly laid to lawn with mature trees. To the front of the property is a further area of garden with off road parking for two cars on the gravel drive.

Overall, Roova House offers excellent potential as a family home in the heart of Coverdale. Viewing is advised.



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.

///[bravery.resurgent.pounding](#)

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

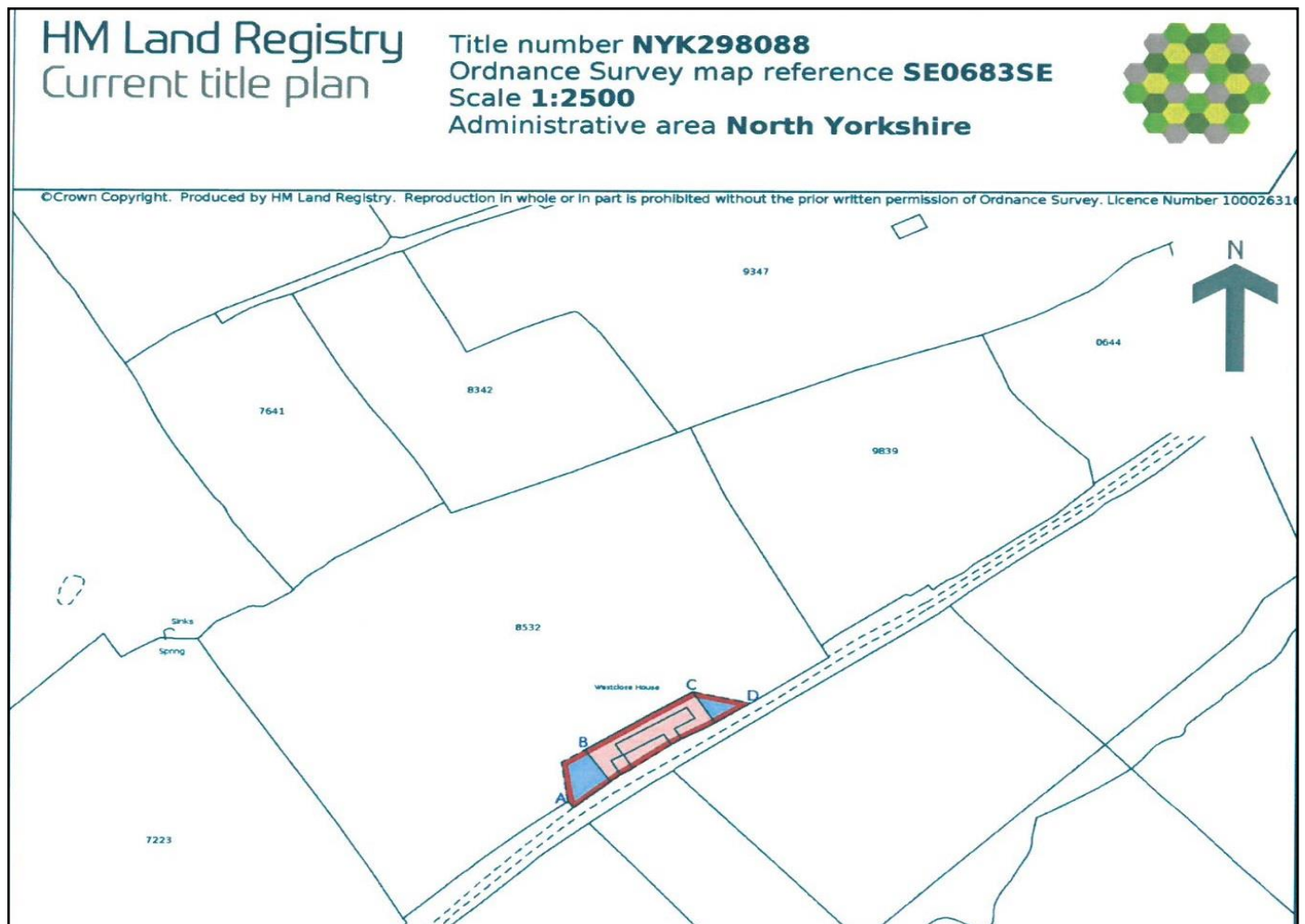
Mains electricity. Mains water. Drainage to a septic tank. Oil fired central heating. High speed broadband connection available.

LOCAL AUTHORITY

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

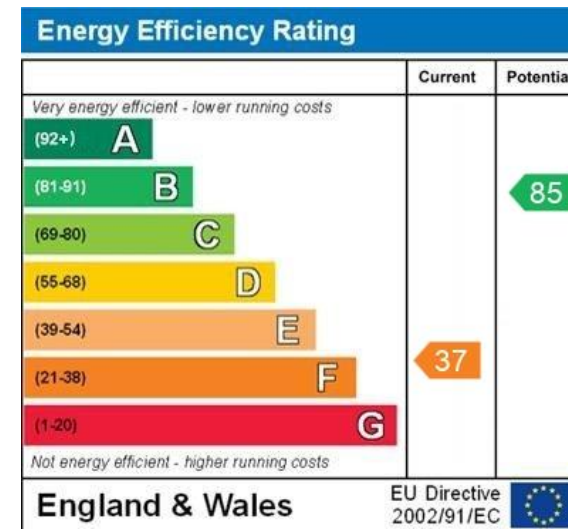
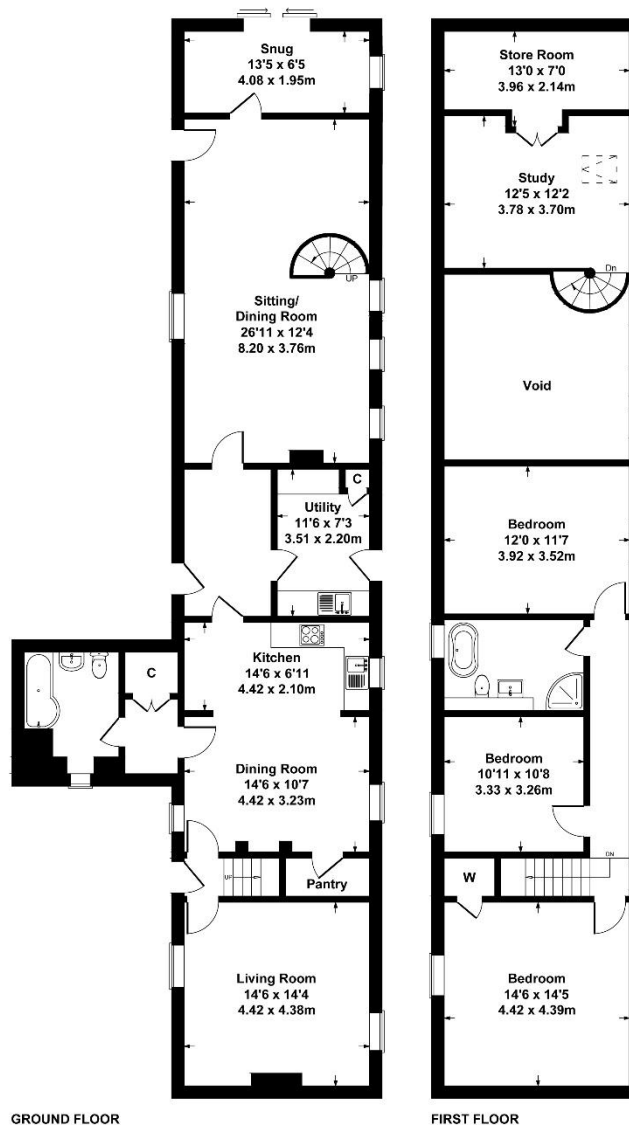
LOCAL PLANNING AUTHORITY

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



Roova House, Swineside, Leyburn, DL8 4RU

Approximate gross internal area
214 sq m - 2303 sq ft
(Excluding Void)



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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.

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