



The Old Shop

Redmire, Leyburn, North Yorkshire, DL8 4ED



Robin Jessop

A CHARMING AND DECEPTIVELY SPACIOUS COTTAGE IN A POPULAR VILLAGE LOCATION

- Stone Built; Previously Old Town Hall & Village Post Office
- Deceptively Spacious Accommodation
- Large but Cosy Living Room with Fireplace
- Large Double Bedroom with Ensuite
- Excellent Potential for 2 or 3 Bed Conversion
- Low Maintenance Courtyard
- Ideal Village Home, Holiday Let or Investment Property
- Guide Price: Offers in Excess of £195,000

SITUATION

Leyburn 5 miles. Richmond 12 miles. Bedale 16 miles A.1(M) Interchange at Leeming 18 miles. Darlington 26 miles. Teesside 35 miles. (All distances are approximate).

The property is attractively situated on a quiet street in the heart of the Redmire village conservation area. Located on the edge of the National Park, Redmire is a popular village with its recently reopened village pub and village hall running regular clubs and community events. It is conveniently located in relation to the thriving market town of Leyburn and within reasonable commuting distance of Darlington, Teesside and Northallerton.

DESCRIPTION

The Old Shop comprises a deceptively spacious stone built former village hall and post office which has been tastefully converted to provide homely accommodation across two floors. The property is entered into the living room which is a large but cosy room with exposed beams, a feature stone fireplace, recently renewed heritage style sash windows and stairs leading up to the first floor. Also, on the ground floor there is a kitchen-diner with a range of wooden fitted units, plumbing for a washing machine and dishwasher, a small breakfast bar with undercounter fridge and ample space for a dining table. A stable door leads out to a small courtyard to the rear.

To the first floor there is a large double bedroom with an iconic vaulted ceiling, tastefully combining the original Victorian oak beams with modern support and insulation, and Velux windows.



There is a mezzanine floor providing excellent storage and further eaves storage. There is a bathroom with electric shower over the bath, WC and basin.

This large bedroom could easily be reconfigured to create two good sized double bedrooms.

Externally, the property features a small and easy to maintain patio area.

The Old Shop would make an excellent bolt hole or holiday let on the edge of the Yorkshire Dales. It will also appeal to those looking for a first home or investment property.

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.

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.

///diplomat.nappy.universal

FIXTURES & FITTINGS

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

COUNCIL TAX

Band C.

TENURE

Freehold with vacant possession.

SERVICES

Mains electricity. Mains drainage. Redmire Village Water Supply. Night storage heating. Broadband connection available.

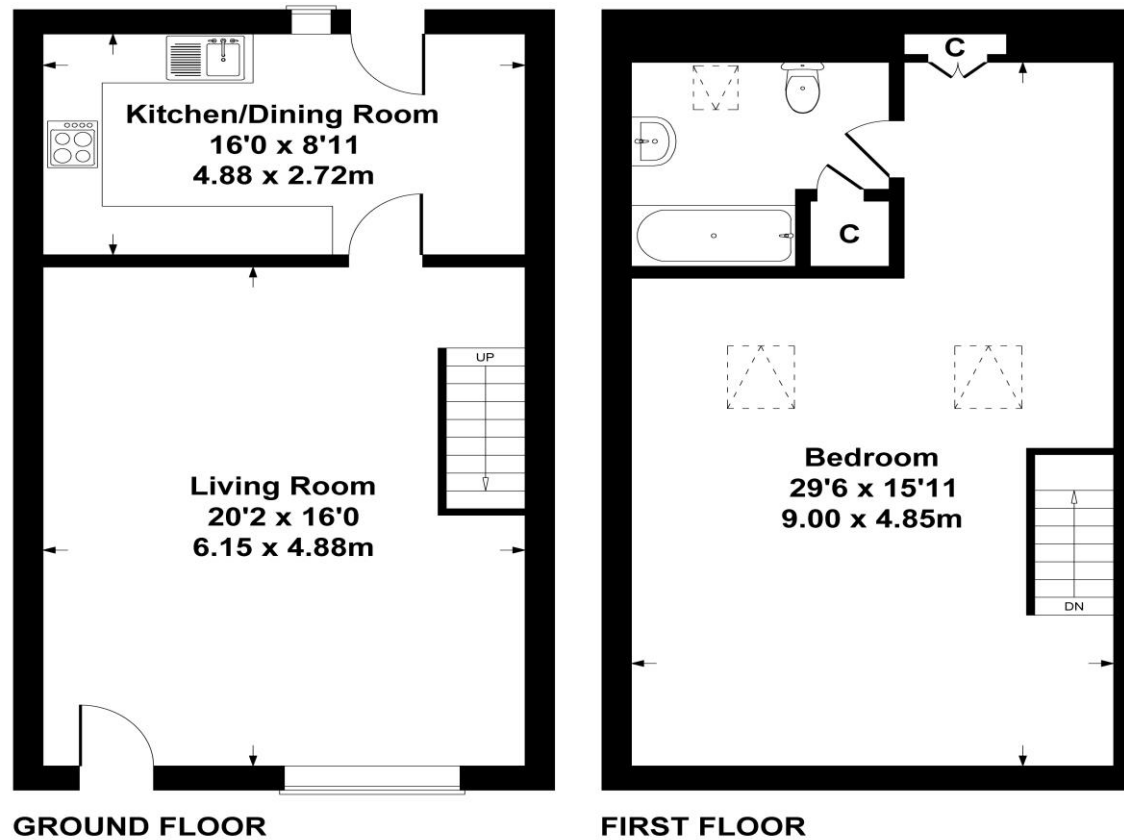
LOCAL AUTHORITY

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



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Approximate gross internal area
86 sq m - 926 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	