



# Little Swineside

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



Robin Jessop

# A VERY ATTRACTIVE STONE FARMHOUSE SITUATED IN THE HAMLET OF SWINESIDE WITH STUNNING VIEWS ACROSS COVERDALE

- Stone Built Farm House
- Spacious Accommodation
- Very Well Presented
- Five Reception Rooms
- Three Double Bedrooms
- Pretty Front & Rear Gardens & Garth
- Attached Double Garage & Off Road Parking
- Stunning Views of Coverdale
- Quiet Hamlet Location
- Guide Price: Offers in Excess of £595,000

## 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. Little Swineside is beautifully situated in an elevated position which encapsulates the surrounding Dales countryside.

Swineside is a small and traditional rural farming hamlet located within the heart of Coverdale. The position allows for stunning panoramic 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. The larger towns of Leyburn and Middleham are also nearby where there is a wider range of shops, amenities and facilities. The larger centres of Leeds, Skipton, Harrogate and Teesside are within a commutable distance.

## DESCRIPTION

Little Swineside is an attractive, double fronted stone built



farmhouse located in the quiet rural hamlet of Swinside. The property is in very good order and offers spacious accommodation over two floors extending to 1991sqft. The property is fully double glazed and benefits from having oil fired central heating.

The property is entered into via a useful front porch which leads into a reception room which features a beamed ceiling and has an original working cast iron range. Steps down lead to the traditional kitchen which features a good range of wall and base units with a Range style cooker, plumbing for a dishwasher, a washing machine and space for fridge freezer. There is also ample space for a dining table with a tiled floor running throughout. The kitchen leads to the dining room which has French doors leading out to the rear garden. Completing the ground floor there is a snug with a double sided multi fuel stove which is shared with a sitting room, and a ground floor shower room.

Accessed via the living room is an attached converted barn which offers a study on the ground floor with a log burner and a double bedroom above which also has external stone steps. This could be used as a separate annex if required or would be well suited to a teenager or dependent relative.

To the first floor, there are two large double bedrooms each of which enjoys a view to the front across Swinside Moor. The main bedroom benefits from having a built in cupboard and an ensuite bathroom with WC, basin and bath. There is also a house bathroom with freestanding roll top bath, WC and basin together with useful storage cupboards.

Externally the property is complemented by a well-stocked front garden which has a flagged path leading to the front door. There is a lawn, mature plants, trees and shrubs making it very private, all of which is enclosed by dry stone walled boundaries. To the rear there is a patio, which is perfect for alfresco dining together with a garth extending to approximately a third of an acre.

The property is complemented by a large double garage which provides excellent storage or additional parking. There is also ample parking for a number of cars on the gravelled drive.

Overall, Little Swinside would make an excellent family home and viewing is advised to appreciate the quality of the accommodation and views on offer.

#### **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. [///levels.tropic.gong](https://www.levels.tropic.gong)

#### 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

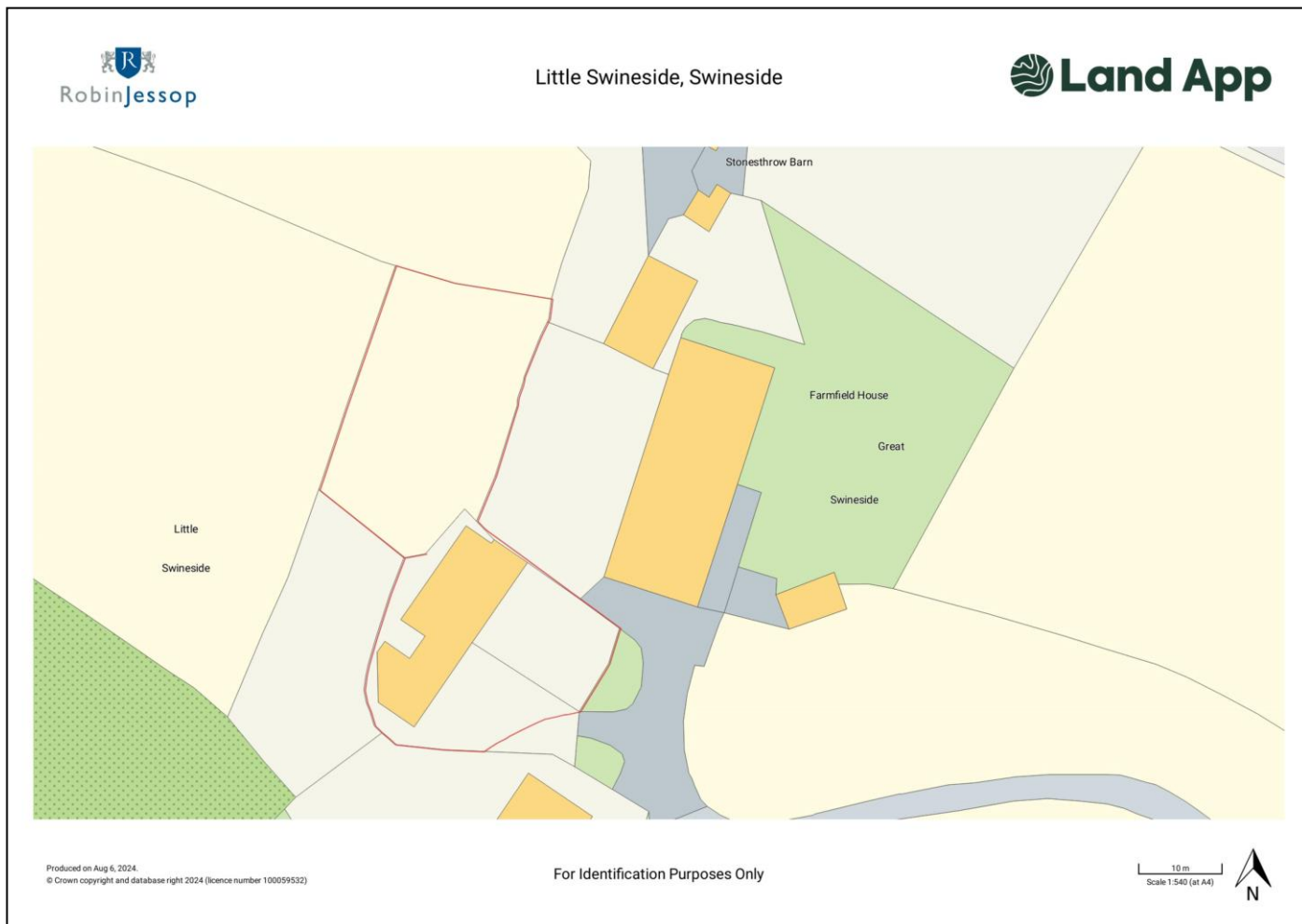
Mains electricity. Spring water supply. Drainage to a septic tank. Oil fired central heating. Broadband connection available.

#### 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



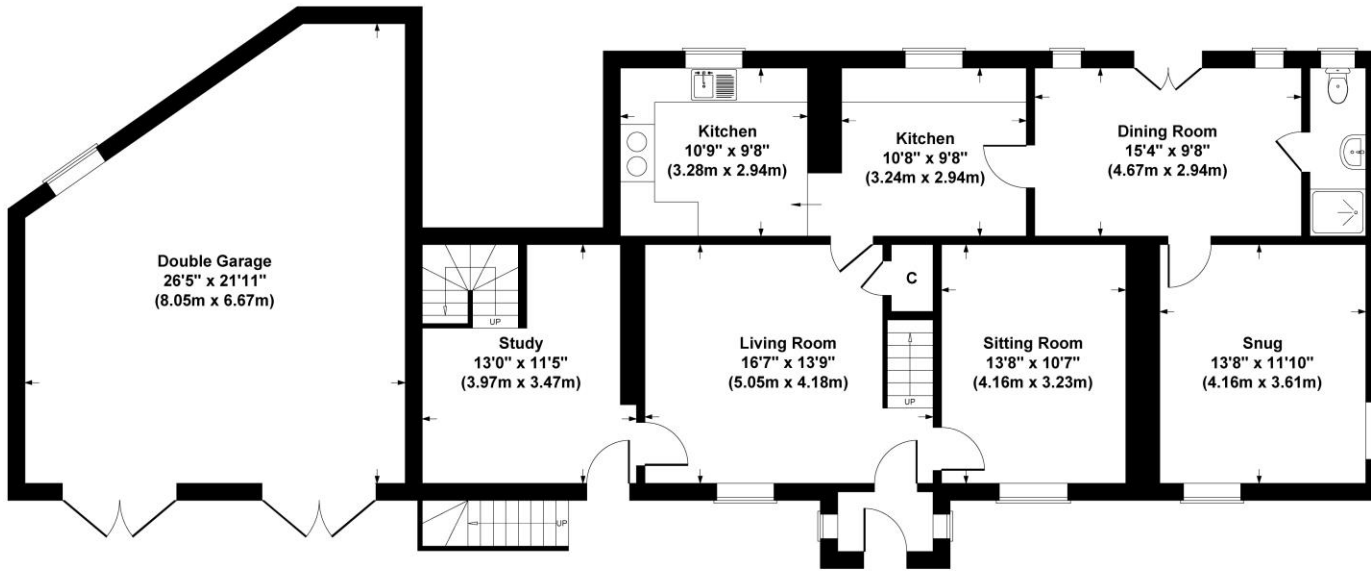
# Little Swineside, Swineside

Approximate gross internal area

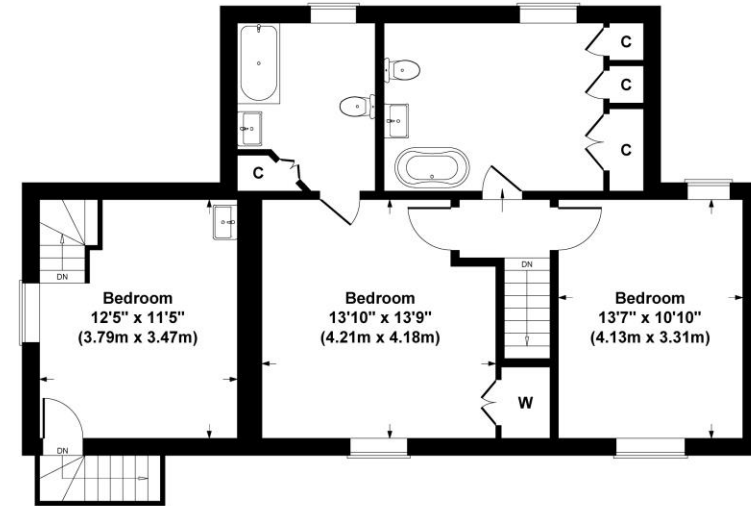
House - 185 sq m - 1991 sq ft

Garage - 45 sq m - 484 sq ft

Total - 230 sq m - 2475 sq ft



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	21	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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