



West End Farm

Woodhall, Askrigg, Leyburn, North Yorkshire, DL8 3LB



Robin Jessop

AN ATTRACTIVE CHARACTER PROPERTY WITH ATTACHED COTTAGE, BARN & GARDENS & 6.8 ACRES

- Stone Built Double Fronted Farmhouse
- Total of Four Double Bedrooms
- Some Updating Required
- Attached Annexe/Cottage
- Pretty Gardens Adjacent Open Countryside
- 6.8 Acres of Land Approx
- **Lot 1: House, Cottage, Gardens & Land**
- Guide Price: OIEO £650,000
- **Lot 2: Large Stone Barn with Potential**
- Guide Price: £100,000 - £125,000

SITUATION

Askrigg 2 miles. Hawes 7 miles. Leyburn 10 miles. Richmond 17 miles. Bedale 20 miles. A1(M) interchange at Leeming 22 miles. Both Leeds Bradford and Newcastle Airports are a 90 minute drive.

Woodhall is a traditional rural village in the Yorkshire Dales National Park. The village benefits from a garage and sits between the larger villages of Askrigg and Carperby where there are further facilities. Askrigg is well known for its All Creatures Great and Small connections and has 3 public houses, a village store, active community and a primary school. There is a wider range of amenities in both the nearby market towns of Hawes and Leyburn.

DESCRIPTION

Lot 1: West End Farmhouse comprising an attractive residential smallholding with a stone built farmhouse, attached cottage, gardens and 6.8 acres of land. The property is of traditional stone construction with a tiled roof. The property does require some updating but benefits from



being fully double glazed and having oil fired central heating. The accommodation is spacious and each room enjoys a stunning view.

The ground floor is entered into via a useful rear porch with a separate utility room, which leads through into the kitchen diner. This room features a range of fitted units with ample space for a dining table and space for a freestanding oven and fridge freezer together with plumbing for a washing machine and dishwasher. An inner hall leads through to the living room which is a large room with impressive exposed stone fireplace and feature wall with shelving for logs and a feature made of the old ash pit. There is a glazed door leading out to the patio and the stunning views of Mid-Wensleydale can be enjoyed.

To the first floor there are three double bedrooms and two bathrooms, one with a bath and one with a shower cubicle.

The property is complemented by an attached one bedroom cottage. This features a fitted kitchen, a living room with log burning stove, a double bedroom and a bathroom. Historically this was part of the main house and the two properties could be put readily back to one large family house. The cottage benefits from having a private garden to the side with an open fronted garage and off road parking.

Externally the property is complemented by a pretty south facing garden with a terraced patio area. The stunning views can be enjoyed from the garden with a range of lawn, flower beds, mixed trees and fruit trees. The 6.8 acres of land is situated to the south east of the property and will be of appeal to those with stock or an equine interest.

Lot 2: A very substantial attached barn which provides a spacious workshop or excellent storage. It may offer conversion potential into an additional dwelling or holiday let, subject to obtaining the necessary consents. There will also be allocated parking.

West End Farm is available as a whole or in two lots. There is therefore availability for negotiation on the boundaries for both lots.



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.

///hiding.talker.ballooned

FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band D.

SERVICES

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

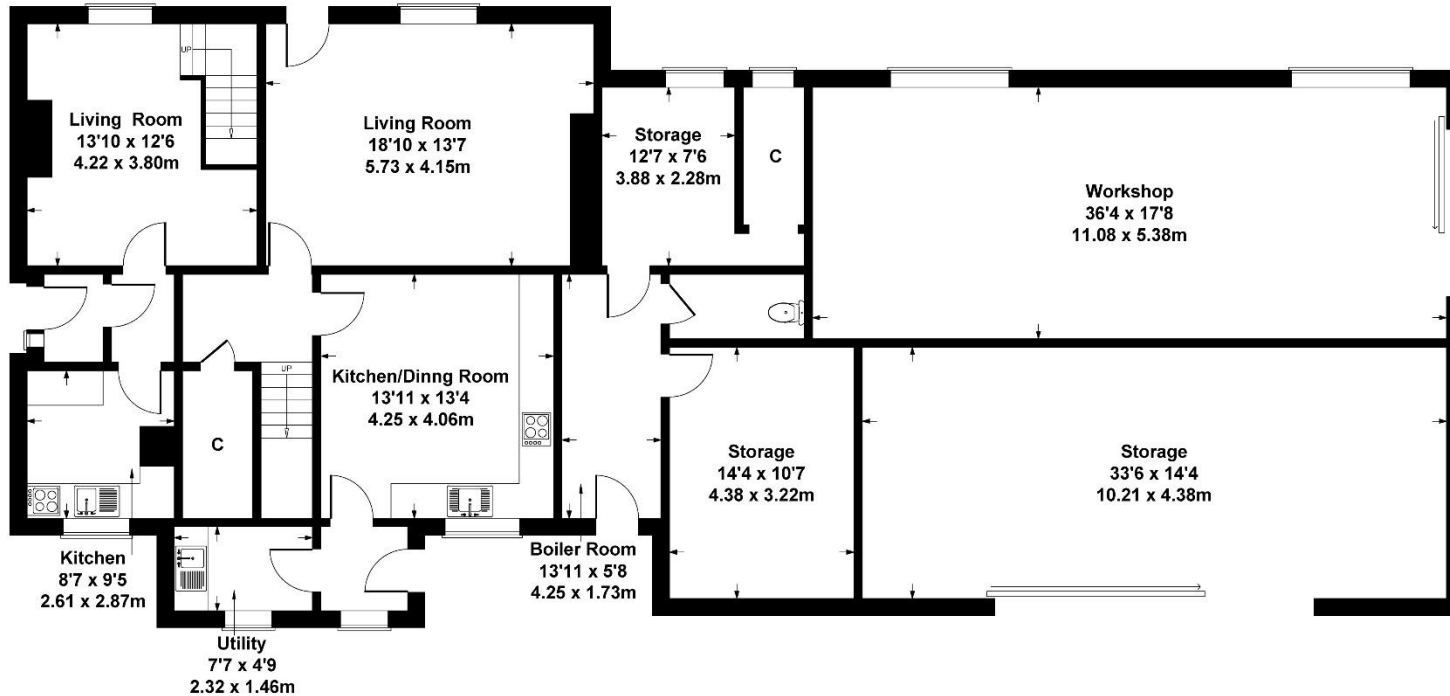
LOCAL AUTHORITY

North Yorkshire County Council, County Hall, Northallerton, North Yorkshire, DL7 8AD.

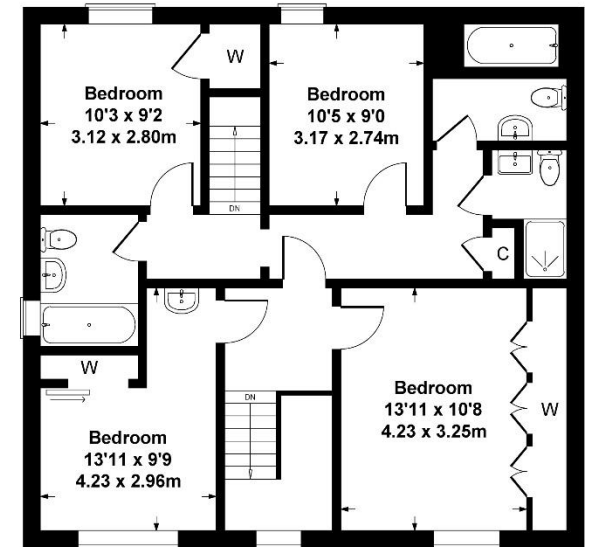


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Approximate gross internal area
304 sq m - 3272 sq ft



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			100
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		85
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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