



# Stable Cottage

Mill Lane, Bellerby, Leyburn, North Yorkshire, DL8 5QN



Robin Jessop

# A STUNNING DETACHED CHARACTER COTTAGE CURRENTLY USED AS A HOLIDAY LET

- Spacious Stone Built Character Cottage
- Immaculately Presented Throughout
- Character Features
- Three Double Bedrooms
- Currently a 5\* Successful Holiday Let
- Private Garden & Parking Space
- Currently Generating approx. £50,000 per annum
- Guide Price: £380,000

## SITUATION

Leyburn 2 miles. Richmond 8 miles. A1(M) interchange at Catterick 10 miles. Bedale 13 miles. Teesside 38 miles. Leeds Bradford & Newcastle airports are a 1-hour drive.

Bellerby is a traditional village just a short drive from Leyburn which is a popular market town. The village has an excellent sense of community with a public house and a village hall running various clubs/events. Leyburn benefits from a weekly market and range of independent shops, cafes and both primary and secondary schools. The location makes commuting to the larger centres of Teesside, Harrogate and York within a reasonable distance.

## DESCRIPTION

Stable Cottage is an attractive stone built cottage situated down a quiet lane in the popular village of Bellerby. The property has been beautifully updated and maintained with many character features throughout including exposed stone, limestone floors and traditional cottage style oak doors throughout.

The property is entered into via a useful inner hallway which has a spacious under stair cupboard, and provides access to the ground floor rooms which has limestone floors throughout.

The living room is dual aspect and has a multi fuel stove set on a



stone hearth. There is a well equipped kitchen diner which features a range of quality fitted units complemented by wooden worktops. There is a gas range cooker, integrated dishwasher, fridge freezer and washing machine. There is ample space for a dining table and a door leading out to the garden at the rear. Completing the ground floor is a large double bedroom with patio doors leading out to the garden and use of a Jack and Jill bathroom. The paneled bathroom has a shower cubicle, WC and basin and a heated towel rail.

To the first floor there are two further double bedrooms, one of which has useful storage cupboards and a family bathroom with WC, basin and claw footed roll top bath.

Externally the property is complemented by an enclosed garden with patio for alfresco dining, space for potted plants and a raised patio with hot tub area. Usefully, there is also a 7KWh EV Charger.

Overall Stable Cottage would continue to run as a successful holiday let or would also make an excellent full time home on the edge of The Yorkshire Dales.

Further details and photographs can be found on the property's website at [www.stablecottagebellerby.com](http://www.stablecottagebellerby.com).

#### 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. [///swipes.emotional.fatherly](http://swipes.emotional.fatherly)

#### FIXTURES & FITTINGS

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

#### CONTENTS

Contents of the cottage are available by separate negotiation.

#### TENURE

Freehold with vacant possession.

#### AGENT NOTE

Please note that the property was affected by the local flash flooding in July 2019. Various remedial and extensive flood mitigation works have been carried out since to minimize future risk. Please contact the office for further details.

#### BUSINESS RATES

Current Rateable Value £2,250 (1<sup>st</sup> April 23 – Present)

#### SERVICES

Mains electricity. Mains water. Mains drainage. Gas central heating.

#### BROADBAND

High speed connection available.

#### LOCAL AUTHORITY

North Yorkshire Council, Mercury House, Station Road, Richmond, DL10 4JX. TEL.01748 829100

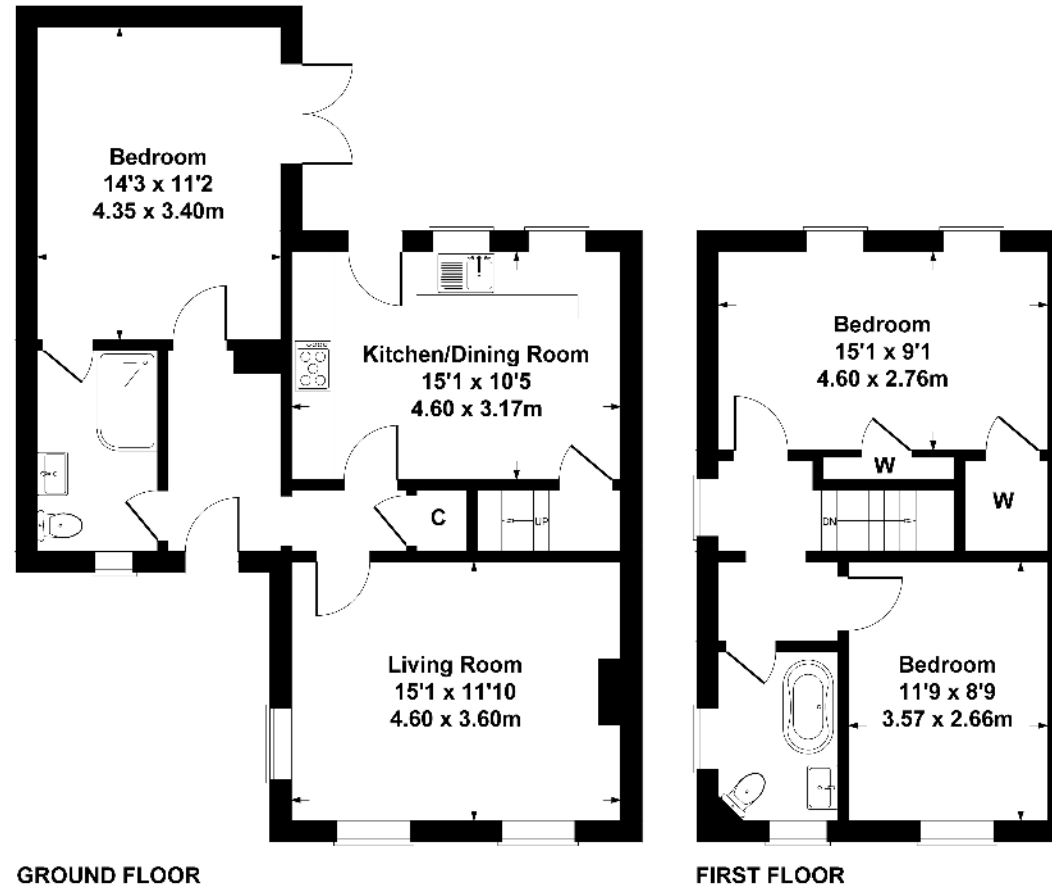


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	82
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

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# Stable Cottage, Bellerby, DL8 5QN

Approximate gross internal area  
98 sq m - 1055 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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