



Arundel Grange

Horsehouse, Leyburn, North Yorkshire, DL8 4TS



Robin Jessop

A SUBSTANTIAL 17th CENTURY FARMHOUSE IN A STUNNING ELEVATED POSITION WITH LARGE GARDENS & DETACHED RECREATIONAL BARN

- Detached 17th Century Farmhouse
- Traditional Character Features Throughout
- Beautifully Maintained
- Three Reception Rooms
- Four Double Bedrooms
- Detached Stone Barn with Potential
- Large Gardens & Grounds Extending to 0.88 Acre
- Ample Parking
- Inland Secluded Position
- Stunning Views
- Guide Price: Offers In Excess Of £625,000

SITUATION

Middleham 7 miles. Leyburn 9 miles. Bedale 17 miles. Richmond 17 miles. Skipton 22 miles. Northallerton 25 miles. (All distances are approximate).

Arundel Grange is beautifully situated inland in a secluded and elevated position on the fringe of Horsehouse in Coverdale. The rural village benefits from a public house and runs various community events in the village hall. The location is rural yet accessible with the market town of Leyburn a short drive away. Leyburn benefits from a range of shops and facilities including cafes and pubs, a primary and secondary school, doctor's surgery and has a well-stocked weekly market. The larger towns of Skipton and Northallerton are approximately an hour drive.

DESCRIPTION

Arundel Grange comprises a traditional, detached 17th century farmhouse situated in a unique position with stunning views. The property is situated around 1 mile inland along a farmtrack. The property retains a wealth of character features such as flagged floors, fireplaces, exposed beams and a stone staircase. The property has also been well maintained over the years including a



new boiler and heating system, rewiring of the property, the roof has been removed, relined, insulated and relayed, a new septic tank has been installed and other general works.

The property is entered into the kitchen which has whitewashed stone walls and features a stone flagged floor, exposed beams and a good range of bespoke fitted units providing ample storage. There is an electric Range style cooker, dishwasher and space for a fridge freezer. Just off the kitchen is a formal dining room. An inner hall has the stone staircase leading up to the first floor and provides access to the two reception rooms. The stone flagged floor runs throughout the ground floor is under heated.

The living room features a beam ceiling and has a log burning stove set within an impressive stone fireplace, and has a dual aspect allowing views to the front and rear. There is also a snug/music room with traditional panelling and with a second log burner set within an inglenook fireplace. Completing the ground floor is a cloakroom with WC and basin.

To the first floor there are four double bedrooms, two of which have ensuite bathrooms. Each bedroom enjoys a stunning aspect and views of Coverdale can be enjoyed. There is also a house bathroom with WC, basin and a roll top claw footed bath.

Externally the property is complemented by generous gardens and grounds which wrap around the property in all extending to 0.88 Acre. There is a detached barn which provides excellent storage to the ground floor with a games room above. This could be used as a home office if required or converted further into ancillary accommodation (subject to planning). There is ample space for al fresco dining to the front and rear of the property with the principle garden on two levels. The land beyond is left rough but could be incorporated further if required. The land runs down to the ghyll where there is a small stream and the whole property is enclosed by dry stone walled boundaries.

Arundel Grange would make an excellent family home or holiday home in an impressive rural setting. 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. [///touches.torso.stoppage](https://www.what3words.com/#!/touches.torso.stoppage)

FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

BUSINESS RATES

Current Rateable Value £5000 (1st April 23 – Present)

SERVICES

Mains electricity. Mains water. Drainage to a septic tank. Oil fired central heating. The ground floor has under-floor heating throughout.

BROADBAND

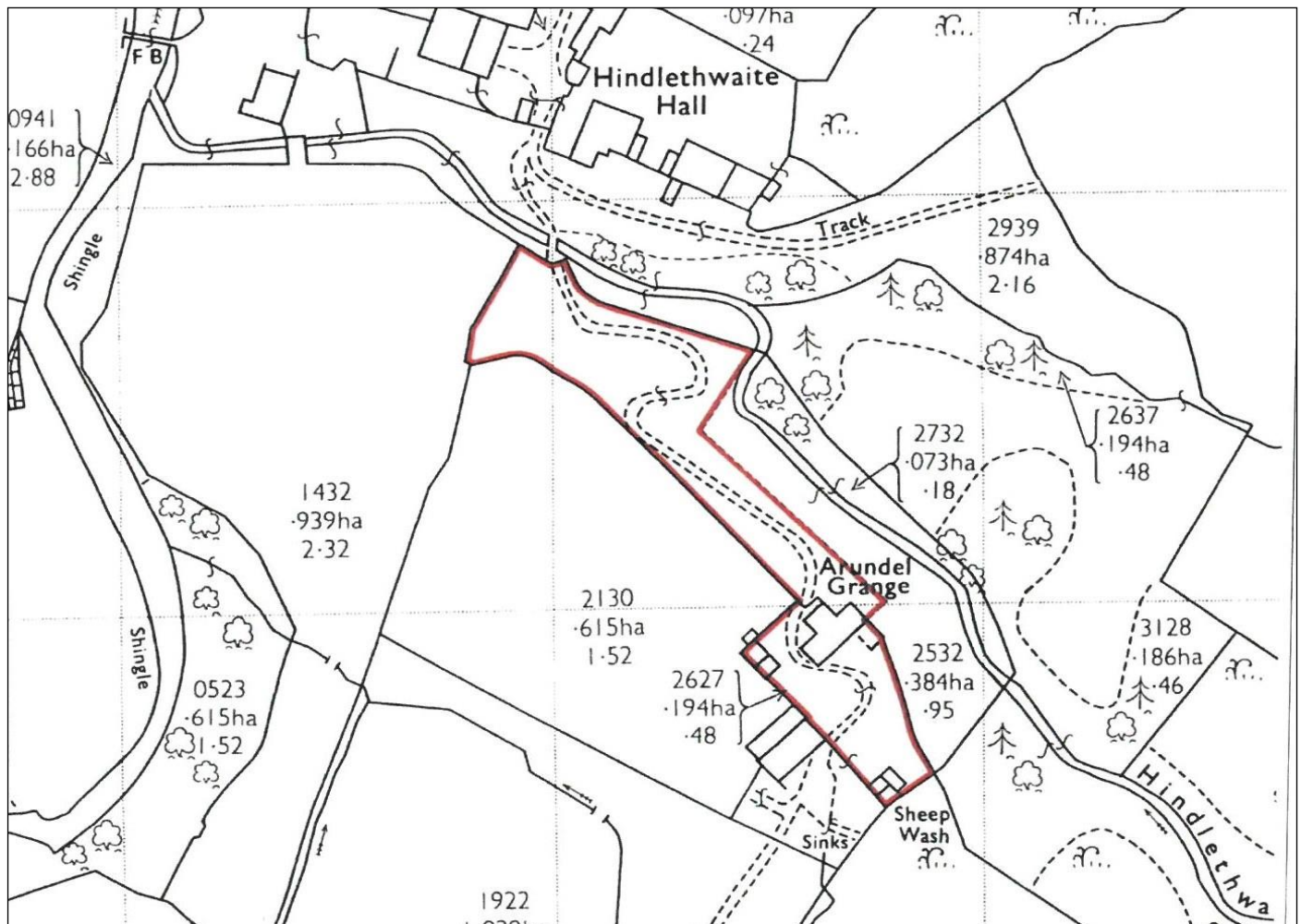
High speed connection available.

LOCAL AUTHORITY


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

AGENT'S NOTE

The property is situated inland down a shared private farm track. Whilst it is possible to gain access in a car, it would be preferable to access the property with a 4x4 or similar vehicle.



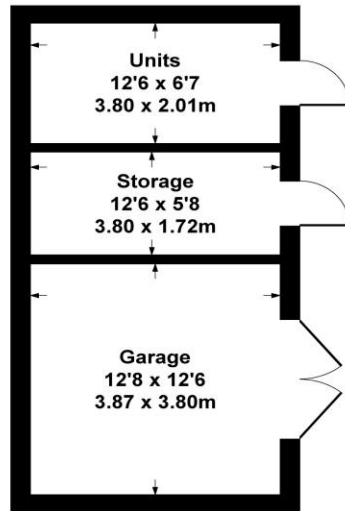
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

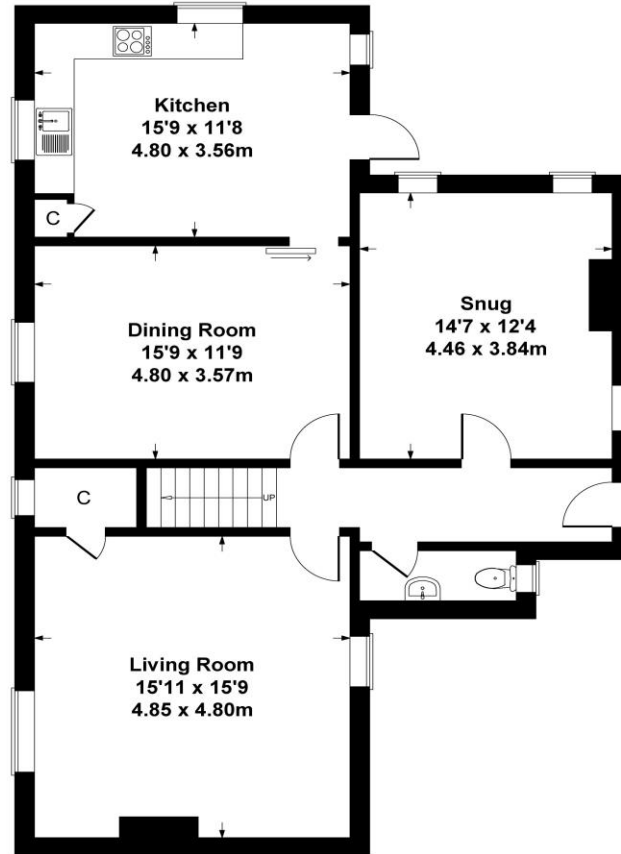
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Arundel Grange, Horsehouse

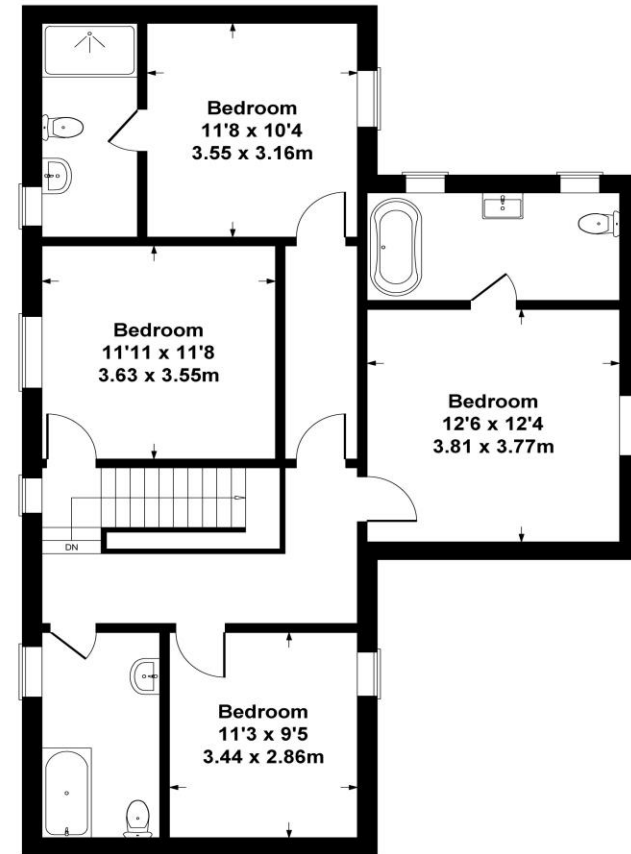
Approximate gross internal area
House 180 sq m - 1938 sq ft
Outbuilding 30 sq m - 323 sq ft
Total 210 sq m - 2261 sq ft



OUTBUILDING



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

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