



The Old Waiting Room

Wensley Station, Leyburn, North Yorkshire, DL8 4AF



Robin Jessop

A STUNNING AND WELL APPOINTED FORMER WAITING ROOM ADJACENT THE WENSLEYDALE RAILWAY

- Stunning Character Property
- Beautifully Refurbished to Exacting Standards
- Luxury Accommodation Throughout
- Stunning Open Plan Living/Dining
- Two Bedroom Accommodation
- Gardens, Patio Area and Parking
- Unique Position Adjacent the Wensleydale Railway
- Guide Price: Offers In Excess of £395,000

SITUATION

Leyburn 2 miles. Richmond 10 miles. Bedale 12 miles. A1(M) Interchange at Leeming 14 miles. Hawes 15 miles.

The Old Waiting Room is beautifully situated adjacent the Wensleydale Railway between the villages of Preston Under Scar and Wensley. The location is idyllic and peaceful yet also very accessible with a number of popular market towns nearby including Leyburn, Richmond, Bedale and Northallerton.

DESCRIPTION

The Old Waiting Room comprises a beautiful former station Waiting Room which has undergone a luxury refurbishment. The property offers spacious, contemporary accommodation with the highest quality fixtures and fittings throughout.

The property is entered into via the welcoming open plan kitchen/dining and living room, which features a vaulted ceiling and character features throughout and has been beautifully restored. The dual aspect room features a well-equipped kitchenette with integrated oven and induction hob, fridge, freezer, and dishwasher. The cosy living area surrounds an open fireplace and there is ample space for a dining table. Also, on the ground floor is a king-sized bedroom with impressive ensuite shower room featuring marble tiles, together with a second double bedroom. A staircase leads down to an opulent bathroom featuring a roll top bath. There is also a useful storage room.



Externally the property is complemented by delightful gardens to the side with a lawn, various patio area, a pergola and raised flower beds. There is also ample off-road parking for two vehicles.

The Old Waiting Room therefore provides a unique opportunity to purchase a truly impressive and beautifully situated family home, bolt hole or second home in a picturesque part of the Yorkshire Dales.

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.

///dreading.storeroom.lines

BOUNDARIES

The boundaries of the property are shown edged blue on the plan within this brochure.

TENURE

Freehold with vacant possession.

FIXTURES & FITTINGS

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

COUNCIL TAX

Band TBC.



SERVICES

Mains electricity. Mains Water. Septic tank drainage. Electric heating.

BROADBAND

Broadband connection available.

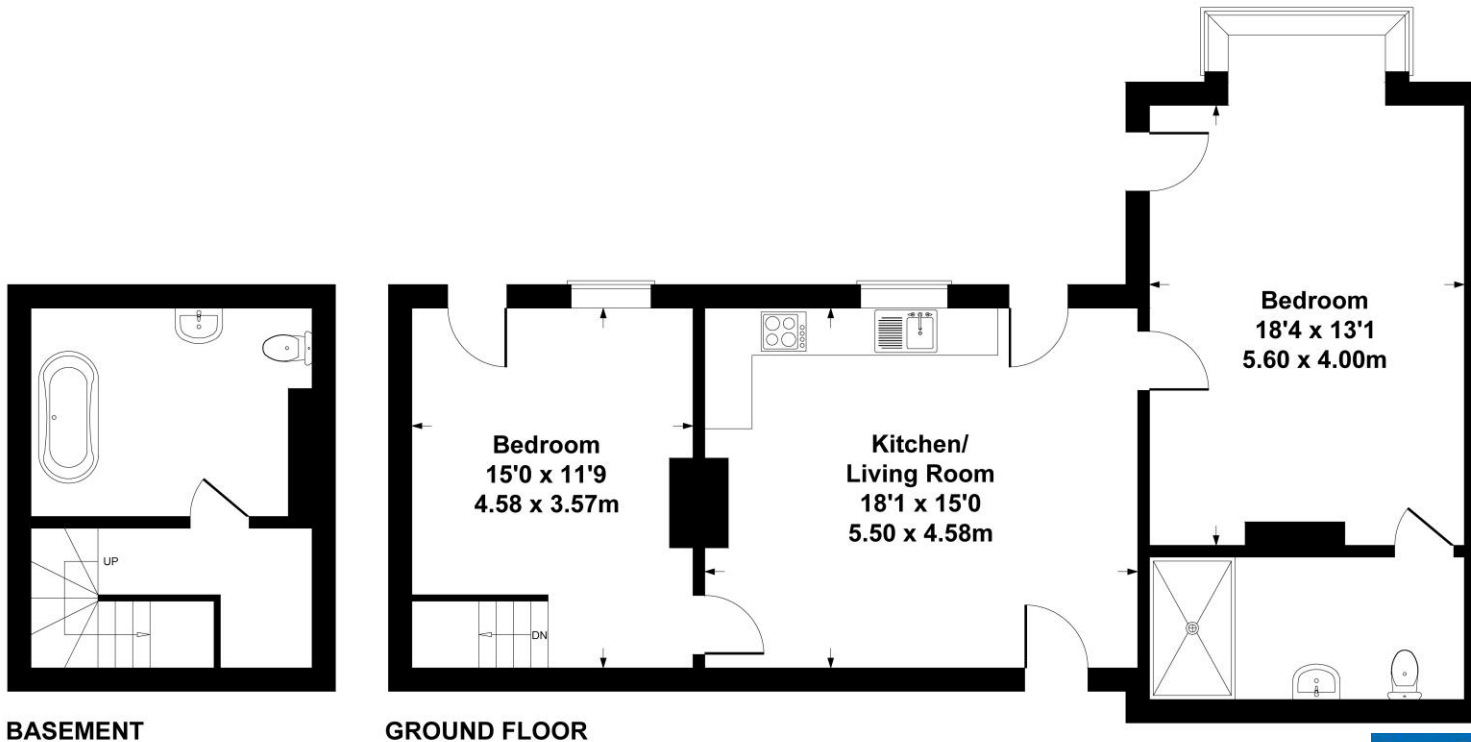
LOCAL AUTHORITY

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



The Waiting Rooms, Wensley

Approximate gross internal area 91 sq m - 980 sq ft



BASEMENT

GROUND 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. 2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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