



Darlana Cottage

Bainbridge, Leyburn, North Yorkshire, DL8 3EW



RobinJessop

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A Traditional Stone Built Character Cottage in the Centre of Bainbridge in the Yorkshire Dales.

- Delightful Stone Built Cottage
- Two Double Bedrooms

- Well Presented
- Views of Village Green & Hills Beyond

- Ideal Home, Second Home or Holiday Let
- **Guide Price Range: £185,000 - £200,000**

SITUATION

Askrigg 1 mile. Hawes 3 miles. Aysgarth 3 miles. Leyburn 12 miles. Richmond 23 miles. A1 Interchange at Leeming 25 miles. M6 Sedbergh 32 miles. (all distances are approximate).

Darlana is nicely positioned in the centre of the popular village of Bainbridge, overlooking the village green, in the picturesque Yorkshire Dales National Park.

Bainbridge is a beautiful and thriving village with primary school, butchers' shop, garage, tearoom, public house and community hub with a shop and restaurant. The nearby village of Askrigg has independent shops, a bakery with tearoom, hotels and three public houses. The village is also accessible

and well placed in relation to the local Market Towns of Hawes and Leyburn as well as the larger centres of Harrogate, Teesside and York being within reasonable commuting distance. There is also a train station at Garsdale which is on the Carlisle to Leeds line.

DESCRIPTION

Darlana comprises a beautifully finished stone-built, link detached cottage which stands well overlooking the village green with views of the Wensleydale hills beyond.

The property is entered into the hallway with staircase ahead and a door to the right into the living room. The living room has a multi-fuel stove which has recently been installed and is set within a stone

fireplace. There is a window looking out to the front and a useful large storage cupboard.

Leading through to the rear of the cottage is a kitchen diner which features a good range of fitted units which are complemented by an electric oven with hob and extractor together with space for a washing machine and freestanding fridge freezer. There is a corner bench seat which provides ample space for a dining table together with a door leading out to a rear lobby with store.

To the first floor there are two double bedrooms each of which have fitted storage cupboards and enjoy super views over the village green and the hills beyond. There is also a fully tiled house bathroom

with WC, basin and bath with shower over.

Externally the property has a small rear courtyard. Nearby there is village parking available.

Overall, Darlana would make an excellent full time home, second home or holiday let in the heart 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.

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.

///signified.mailings.crown

FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band C.

SERVICES

Mains electricity, mains water and mains drainage. Oil fired central heating via external condensing combi-boiler. Broadband connection available.

LOCAL AUTHORITY

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

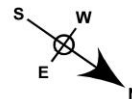
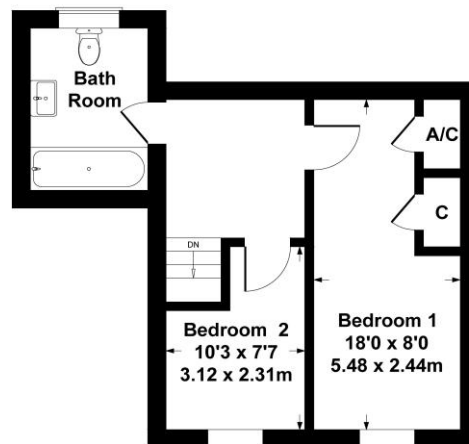
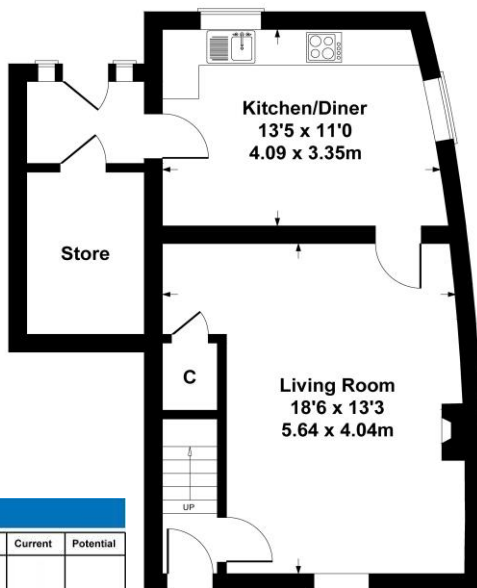
LOCAL PLANNING AUTHORITY

Yorkshire Dales National Park,
Yoredale, Bainbridge, Leyburn,
North Yorkshire, DL8 3EL. TEL:
01969 652300



Darlana, Bainbridge

Approximate gross internal area 87 sq m - 945 sq ft



GROUND FLOOR

FIRST FLOOR

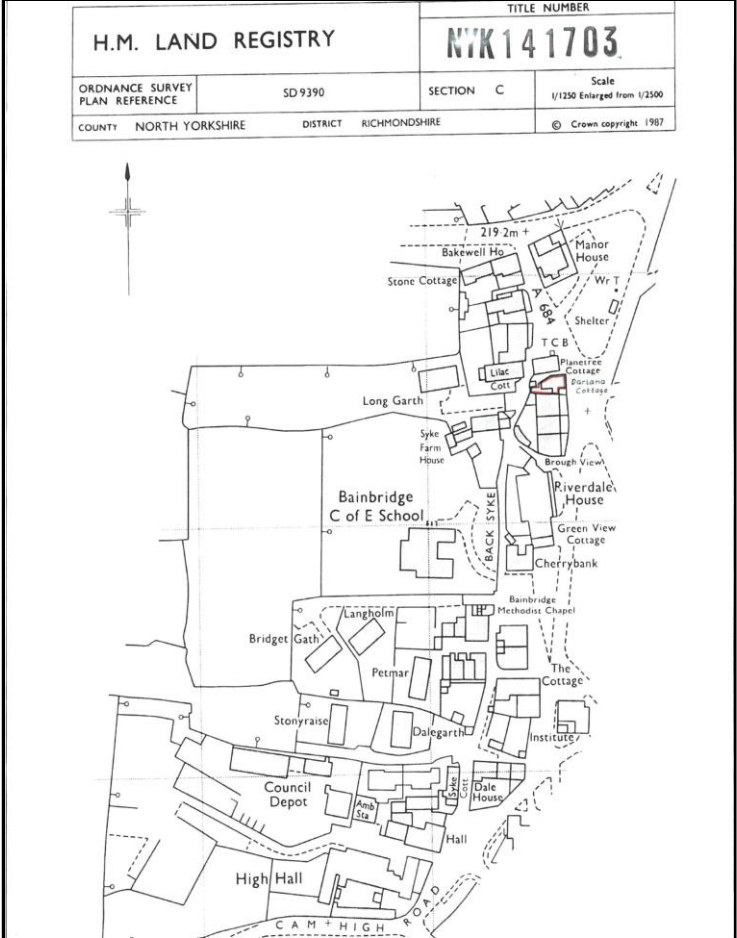
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

WWW.EPC4U.COM





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