



Millbeck

Thornton Rust, Leyburn, North Yorkshire, DL8 3AW



Robin Jessop



# A TRADITIONAL STONE BARN CONVERSION IN A QUIET VILLAGE LOCATION

- Attractive Stone Built Former Barn
- Three Bedrooms
- Well Maintained
- Low Maintenance Garden
- Off Road Parking
- Attached Garage
- Guide Price: £295,000

## SITUATION

Aysgarth 3 miles. Hawes 7 miles. Leyburn 10 miles. Bedale 20 miles. Northallerton 28 miles. Leeds Bradford and Newcastle Airports are both approximately a 90-minute drive.

Thornton Rust is a quiet Dales village situated just a short drive from the well-known village of Aysgarth which has a good range of facilities including garage with convenience store, 2 public houses, tearooms and a doctor's surgery. Aysgarth is also famous for the Aysgarth Falls.

The property is therefore ideally placed close to local amenities and within reasonable commuting distance to the larger market towns. It is also well positioned for outdoor pursuits including walking, cycling and horse riding along country lanes and bridleways.

## DESCRIPTION

Millbeck is an attractive stone built former barn which has been used as a second home since conversion in 2001. The property offers deceptively spacious accommodation which is well presented and benefits from having oil fired central heating and being fully double glazed.

Millbeck is entered into via welcoming inner hall with access into the kitchen diner, living room and stairs up to the first floor. The living room benefits from being dual aspect and has an open fire set within a brick surround. The kitchen diner is well proportioned with a range of fitted units and an oven and hob. There is space for a fridge freezer and ample space for a family dining table. Usefully, there is a separate cloakroom with WC and basin together with an internal door leading into the garage which provides excellent storage and is plumbed for a washing machine and dryer.





To the first floor there are three bedrooms, two of which are double bedrooms enjoying views across the village. There is a house bathroom with a WC, hand basin, shower cubicle and a bath.

Externally the property is complemented by a private low maintenance garden with ample space for seating and potted plants. This area could also be used as off road parking if preferred.

Millbeck would make an excellent full time, second home or holiday let in a popular village within 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.

///headless.command.bottled

#### 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. Sewage treatment plant. Oil fired central heating. Fibre broadband connection to the property.

#### LOCAL AUTHORITY

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

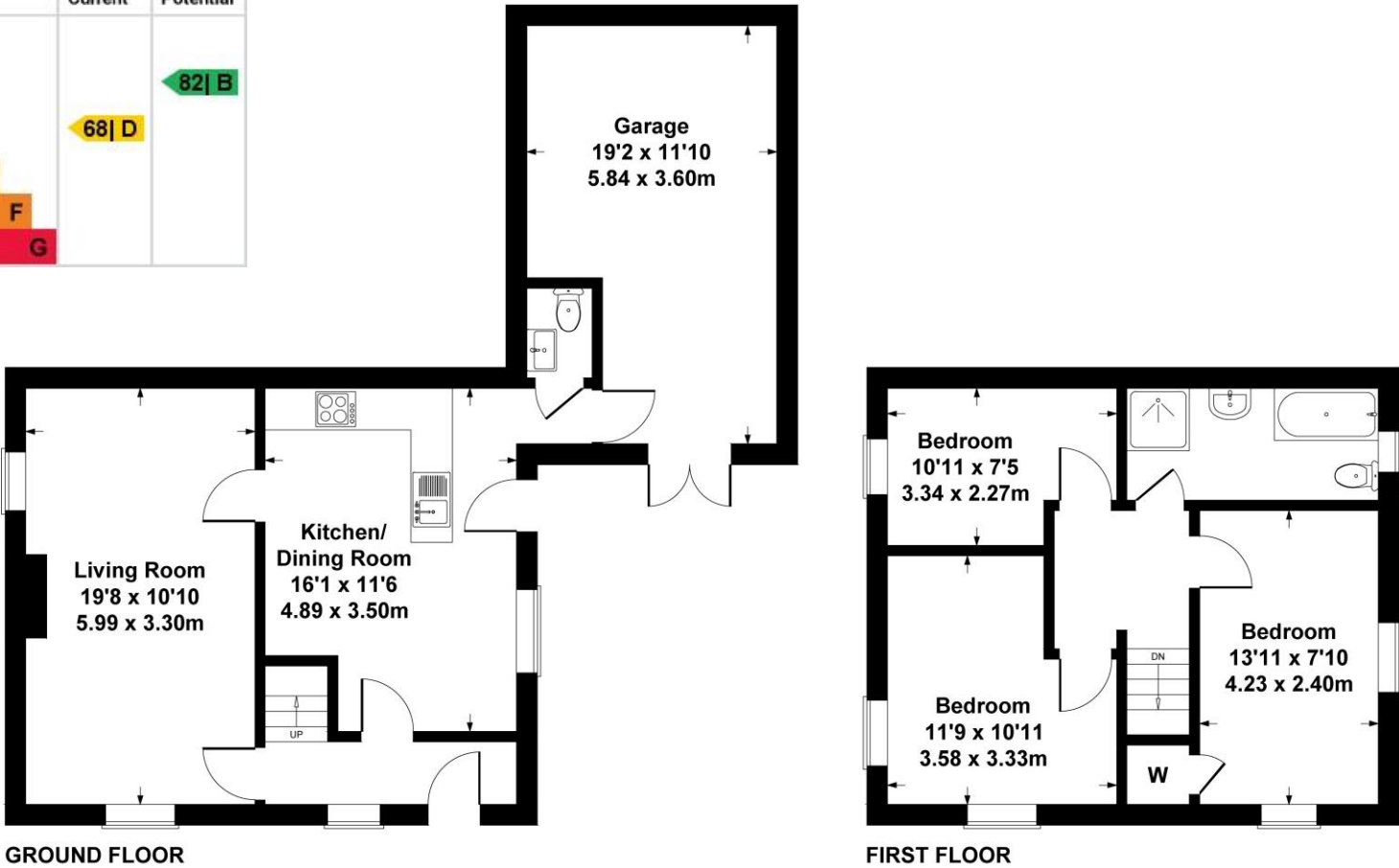


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Approximate gross internal area  
106 sq m - 1141 sq ft



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82  B
69-80	C		
55-68	D	68  D	
39-54	E		
21-38	F		
1-20	G		



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.

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