



# Robson Cottage

Carperby, Leyburn, North Yorkshire, DL8 4DA



Robin Jessop



# A CHARMING DOUBLE FRONTED COTTAGE ENJOYING STUNNING VIEWS OF PENHILL

- Double Fronted Cottage
- Well Presented Throughout
- Three Bedrooms
- Pretty Front & Rear Gardens
- Off Road Parking for 1 Vehicle
- Stunning Views of Penhill & Wensleydale
- Village Location
- Guide Price: Offers in Excess of £375,000

## SITUATION

Leyburn 8 miles. Hawes 10 miles. Bedale 19 miles. Northallerton 27 miles. Teesside 46 miles. Leeds Bradford & Newcastle Airports are approximately an hour and thirty-minute drive.

Carperby is a popular Dales village and benefits from an excellent public house and village hall that runs various clubs and events. Another local village, Aysgarth, is situated only 2 miles away and has a garage with convenience store, two further pubs and various tearooms. Aysgarth is famous for the impressive waterfalls, which attract thousands of people each year.

Carperby is also a short drive from the nearby market towns of Leyburn and Hawes which both benefit from a good range of amenities and facilities.

## DESCRIPTION

Robson Cottage is an attractive, double fronted stone built cottage which stands well back from the road in the popular village of Carperby. The property has been occupied and well used as second home for a number of years and has been improved during this time. It offers comfortable and spacious accommodation across two floors with south facing views to the rear.





The property is entered into via a lobby with the staircase ahead leading up to the first floor. To the right a door leads into the dual aspect living room which features an open fire set within a stone surround, and has space for a dining table with stunning views to the rear. The kitchen diner has a good range of fitted wall and base units with space for freestanding appliances. There is space for a dining table and a door which leads to the rear sun/boot room which is fully glazed and provides access to the rear garden. This offers a useful space for jackets and boots.

To the first floor there are three bedrooms, the main bedroom has a useful fitted cupboard with hanging rail and the two further bedrooms are single bedrooms. The house bathroom is fully shower boarded and features a WC, basin and bath with electric shower over.

Externally the property is complemented by a pretty cottage style garden to the front with a path leading to the front door. There is also off road parking with access via the lane at the side of the property. To the rear is a further garden which is well landscaped and features a range of established plants, trees and shrubs with a small pond which is adjacent to open fields and enjoys views of Penhill and Wensleydale. There is usefully an attached fuel/garden store and wooden shed.

Overall Robson Cottage 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.





#### 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.

[///realm.agents.subway](https://realm.agents.subway)

#### FIXTURES & FITTINGS

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

#### TENURE

Freehold with vacant possession.

#### COUNCIL TAX

Band E.

#### SERVICES

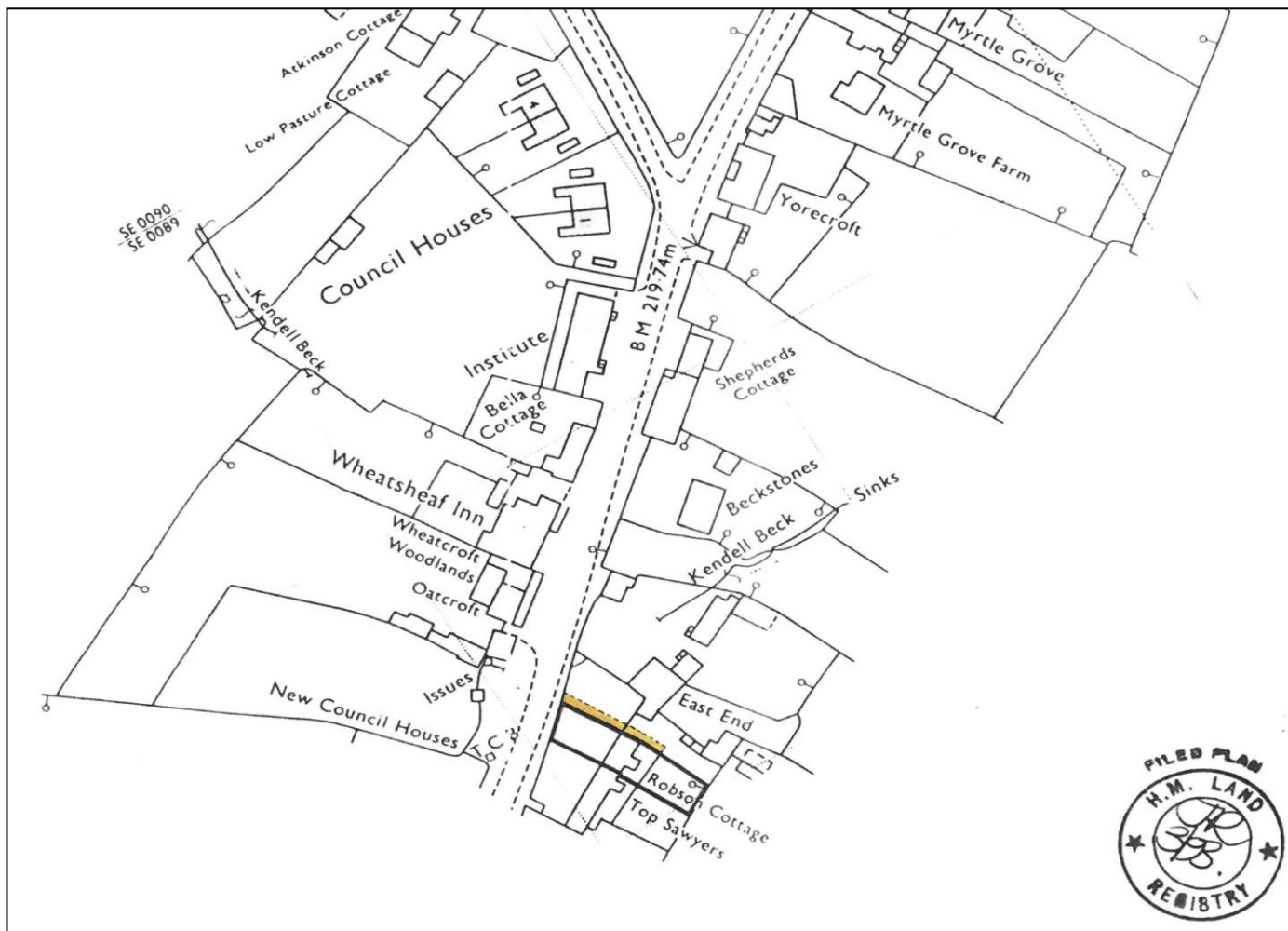
Mains electricity. Mains water. Mains drainage. LPG Gas central heating. Broadband connection available.

#### LOCAL AUTHORITY

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

#### LOCAL PLANNING AUTHORITY

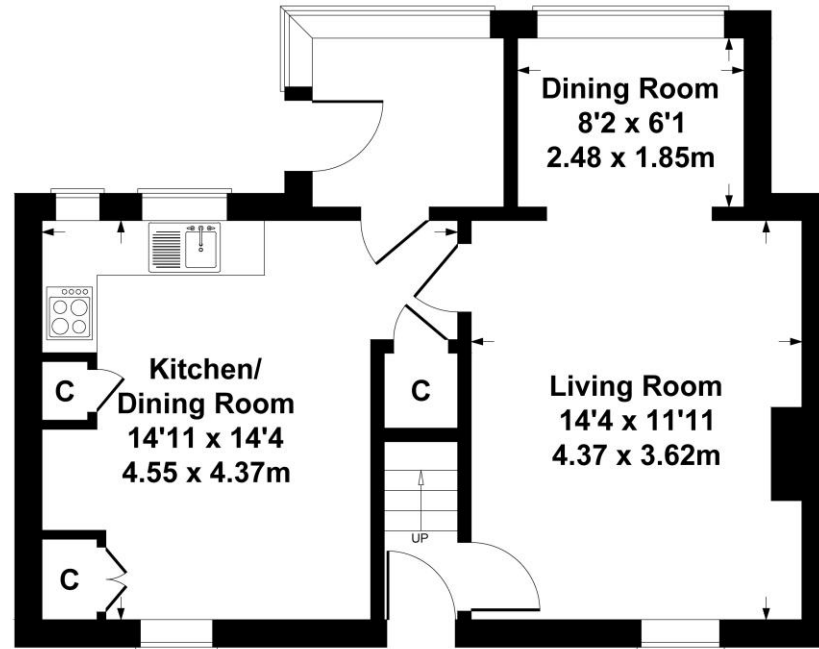
Yorkshire Dales National Park, Yoredale, Bainbridge, Leyburn, North Yorkshire, DL8 3EL. TEL: 01969 652300



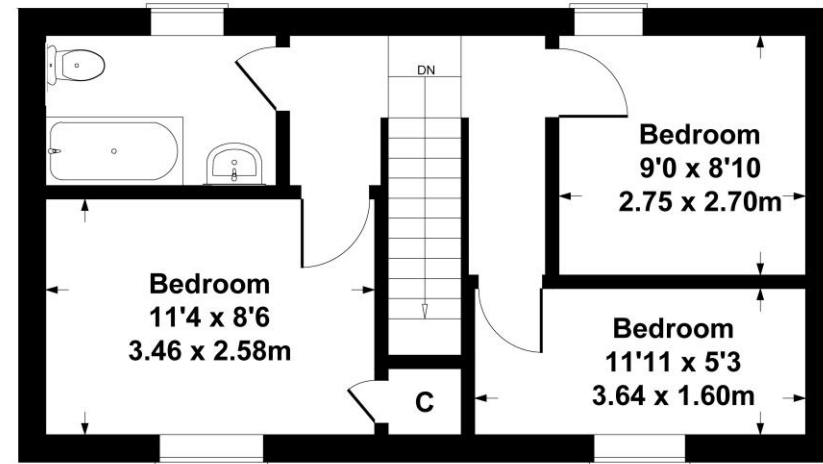
# Robson Cottage, Carperby, DL8 4DA

Approximate gross internal area

82 sq m - 883 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	31	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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