



Low Barn

Preston Under Scar, Leyburn, North Yorkshire, DL8 4AQ



Robin Jessop

A SPACIOUS DETACHED HOUSE IN A SOUTH FACING POSITION WITH STUNNING VIEWS OF PENHILL & WENSLEYDALE

- Detached House
- Three Bedrooms
- Spacious Ground Floor with Three Reception Rooms
- Very Well Presented Throughout
- Stunning Position with Views of Penhill
- Popular Village Location
- Wrap Around Gardens
- Workshop
- Parking for 2 Vehicles
- Guide Price: Offers in Excess of £495,000

SITUATION

Leyburn 4 miles. Richmond 10 miles. Bedale 14 miles. Northallerton 20 miles. Darlington 26 miles. A1(M) 14 MILES. Leeds Bradford and Newcastle airports are both an hour's drive. Darlington and Northallerton have train stations with intercity links.

Low Barn is beautifully positioned on the south side of Preston Under Scar, a popular village on the edge of the Yorkshire Dales National Park. The location is a short drive from the traditional market town of Leyburn where there are a wide range of amenities and facilities including shops, pubs, a doctor's surgery, a dentist and both primary and secondary schools. The location is also convenient for commuting to the larger centres of Northallerton, Harrogate and Teesside.

DESCRIPTION

Low Barn is an attractive detached stone built barn conversion situated in a south facing position in the centre of Preston Under Scar. The property stands well down a shared drive.

The property is entered into via a welcoming inner hall which leads through to the kitchen. The modern kitchen features a good range of base and wall units complemented by integrated



appliances including double oven, microwave, under counter fridge and freezer together with dishwasher. Usefully, there is a separate utility room which is plumbed for a washing machine and tumble dryer and also has a WC and basin. Leading through there is a dining room and beyond is a living room which features a multi fuel stove set within a stone and wooden surround. There is a delightful conservatory located just off the living room which offers uninterrupted panoramic views of the gardens and across to Penhill and mid Wensleydale.

To the first floor there are three well-proportioned bedrooms including two doubles and a single bedroom. The principal bedroom has windows to 3 aspects together with a small ensuite with WC and basin. There is a useful storage cupboard with hanging space on the landing and also a house bathroom with WC, basin and shower cubicle.

Usefully, accessed via the reception hall is access into the attached garage which has been converted to offer a workshop. This could readily be converted back to a car garage for additional parking. There is also a rear porch which is currently used as a gym and leads out to the gardens.

The gardens wrap around the property and a feature a mix of lawn, flower beds, borders and mixed trees and shrubs. They are enclosed by walled boundaries and there is ample patio and a decked area from where to enjoy the stunning views of Penhill and Mid-Wensleydale.

Low Barn would make an excellent family home or second home in a popular village location.

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.

///went.tape.flickers

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

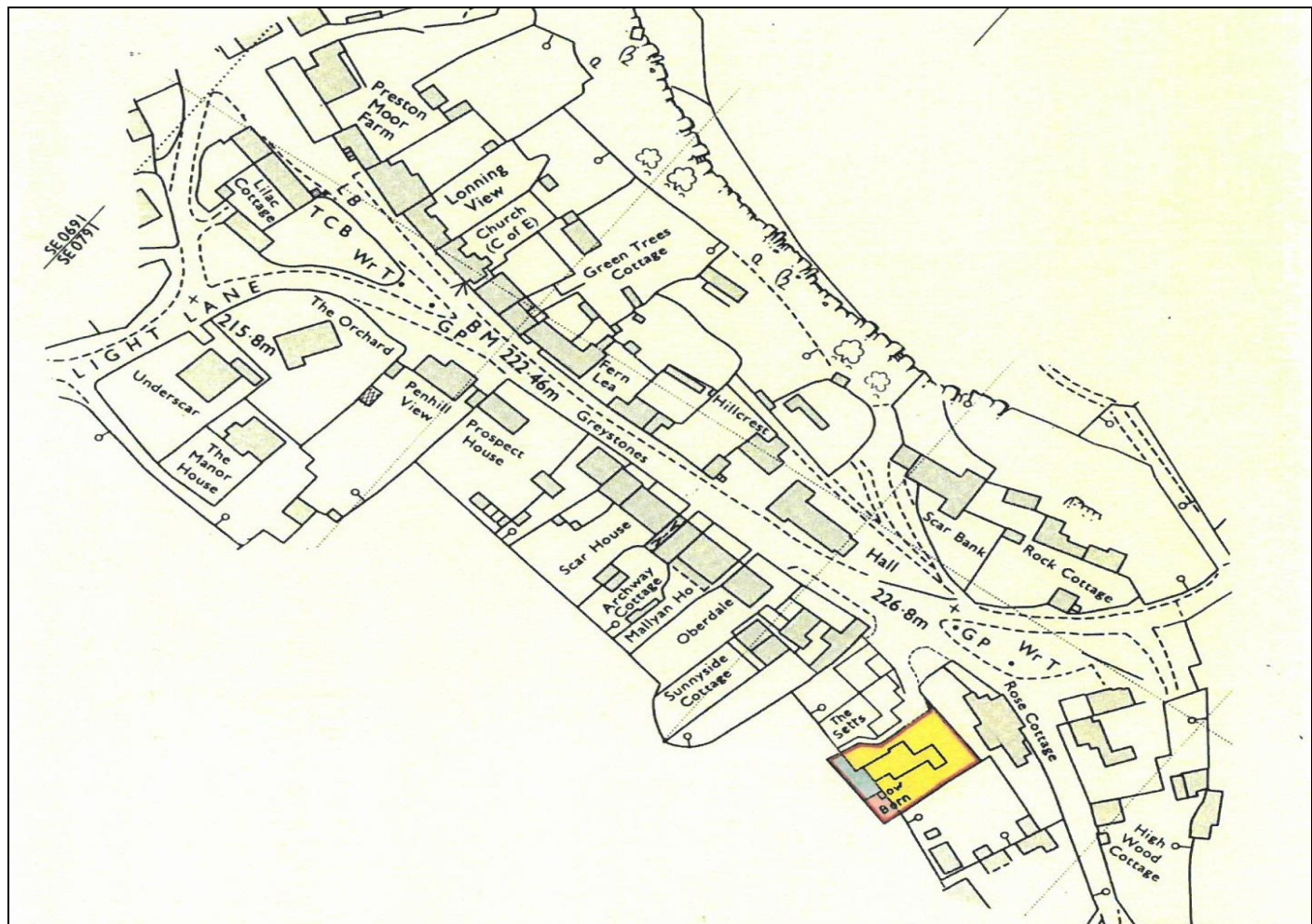
Mains electricity. Mains water. Mains drainage. Oil fired central heating. . Solar photovoltaic panels are fitted on part of the roof.

BROADBAND

High speed connection available.

LOCAL AUTHORITY

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



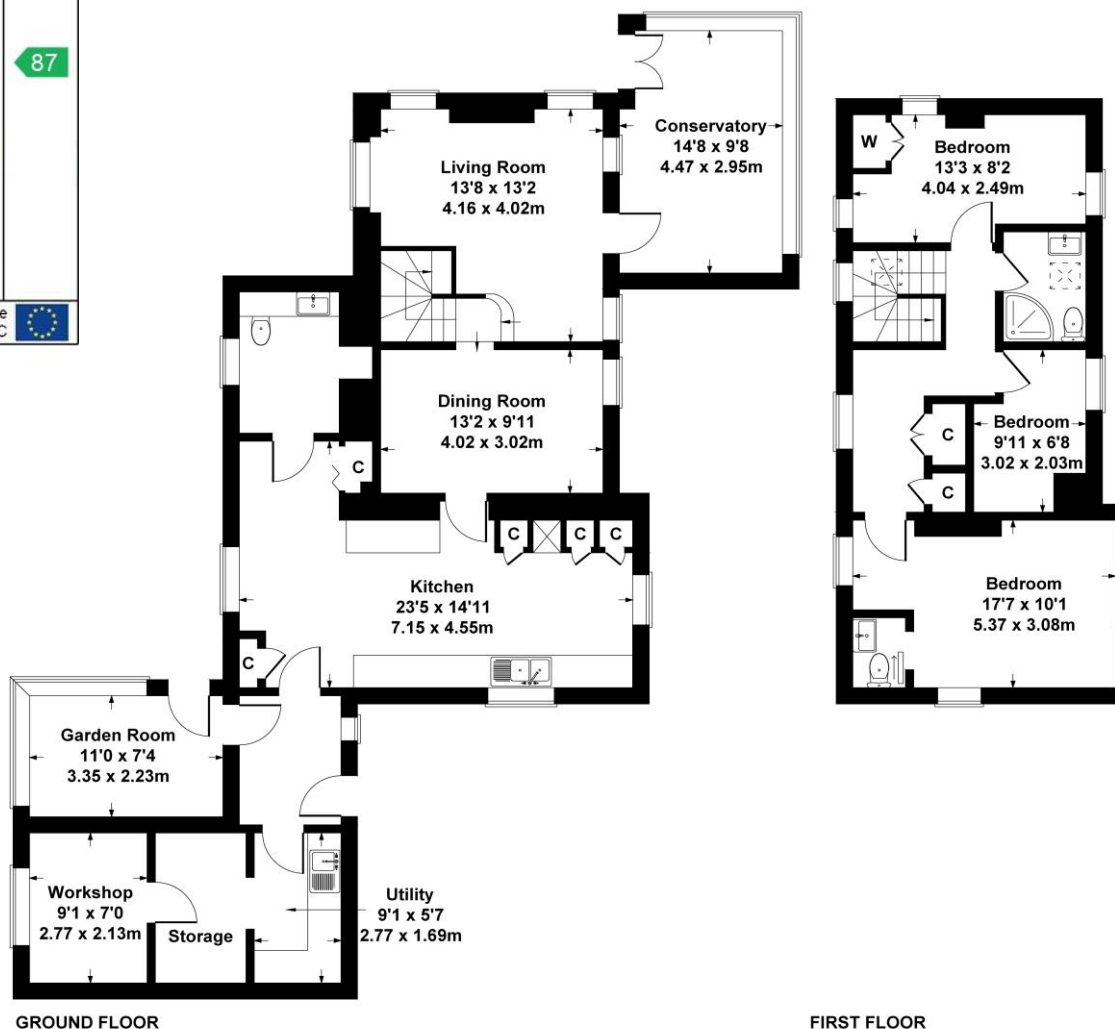
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Approximate gross internal area

156 sq m - 1679 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

WWW.EPC4U.COM



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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