



Becksound, 3 Hetton Garth  
Leyburn, North Yorkshire, DL8 5HP



Robin Jessop

# AN IMMACULATE DETACHED HOUSE IN THE CENTRE OF LEYBURN WITH STUNNING PANORAMIC VIEWS

- Deceptively Spacious Detached House
- Stunning Secluded Position within Leyburn
- Four Bedrooms
- Panoramic Views Towards Middleham Moor & Penhill
- Pretty Terraced Gardens Adjacent the Wensleydale Railway
- Ample Parking & Double Garage
- Walking Distance of Leyburn Market Place
- Ideal Family or Active Retirement Home
- Guide Price: Offers in Excess of £695,000

## SITUATION

Richmond 9 miles. Bedale 11 miles. Hawes 17 miles. Northallerton 19 miles. Teesside 40 miles. Harrogate 43 miles. Leeds Bradford & Newcastle airports are both a 1 hours' drive. All distances and times are approximate.

Leyburn is a thriving Market Town which offers a range of independent shops, cafes, pubs, a doctor's surgery and a dentist surgery as well as both primary and secondary schools. The bustling town also benefits from various clubs and regular bus services to Richmond, Bedale and Northallerton.

Becksond is conveniently located in a secluded position just a short walk from Leyburn Market Place. The location is quiet yet accessible and a number of larger centres including Teesside, Harrogate and York are within a reasonable commuting distance.

The property stands superbly with a large secluded plot at the end of a private shared road. The property has the appeal of breathtaking south facing views overlooking the landscaped gardens with the backdrop of Penhill and Middleham.



## DESCRIPTION

Becksound is a deceptively spacious, stone-built family house which is located down a private shared drive in the centre of Leyburn. The property is within walking distance of the market place yet offers a peaceful escape from the hustle and bustle of the town with stunning views of Middleham and Wensleydale to be enjoyed. The property is in excellent order and benefits from being fully double glazed and having gas central heating.

The property is entered into via a welcoming hallway with oak flooring and staircase leading up to the first floor. The ground floor offers a double bedroom with vaulted and beamed ceiling, a utility room which is plumbed for a washing machine and dryer, and a shower room. A door provides access to the double garage which has roller shutter doors.

The main living accommodation is located to the first floor to take advantage of the position and views. There is a large kitchen diner with glass sliding doors into the attached conservatory. This a lovely light room with a range of quality fitted units which are complemented by a central island with built-in microwave oven and granite worktops. There are integrated appliances including oven and grill, hob, dishwasher and fridge freezer. There is ample space for a dining table. The large living room has windows on 3 aspects and a gas fire set within a stone fireplace.

There are three further bedrooms including the main bedroom which has fitted furniture, and a house bathroom with WC, basin, and electric shower over the bath.

The gardens are south facing and are terraced down to the Wensleydale Railway which passes the bottom of the garden and is a heritage line. These are beautifully landscaped with a range of paths and areas planted with a mix of flower, shrubs and established trees. There is ample patio for seating and a summer house which has electricity together with a further private patio at the front of the property.

To the front there is ample off-road parking for a number of vehicles. The property is at the bottom of the shared driveway with private driveway beyond and maintenance is split equally between the properties.

Overall, Becksound would make an excellent family home or active retirement home in a thriving market town.

## 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.

**///unlimited.less.legend**

#### FIXTURES & FITTINGS

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

#### TENURE

Freehold with vacant possession.

#### COUNCIL TAX

Band F.

#### SERVICES

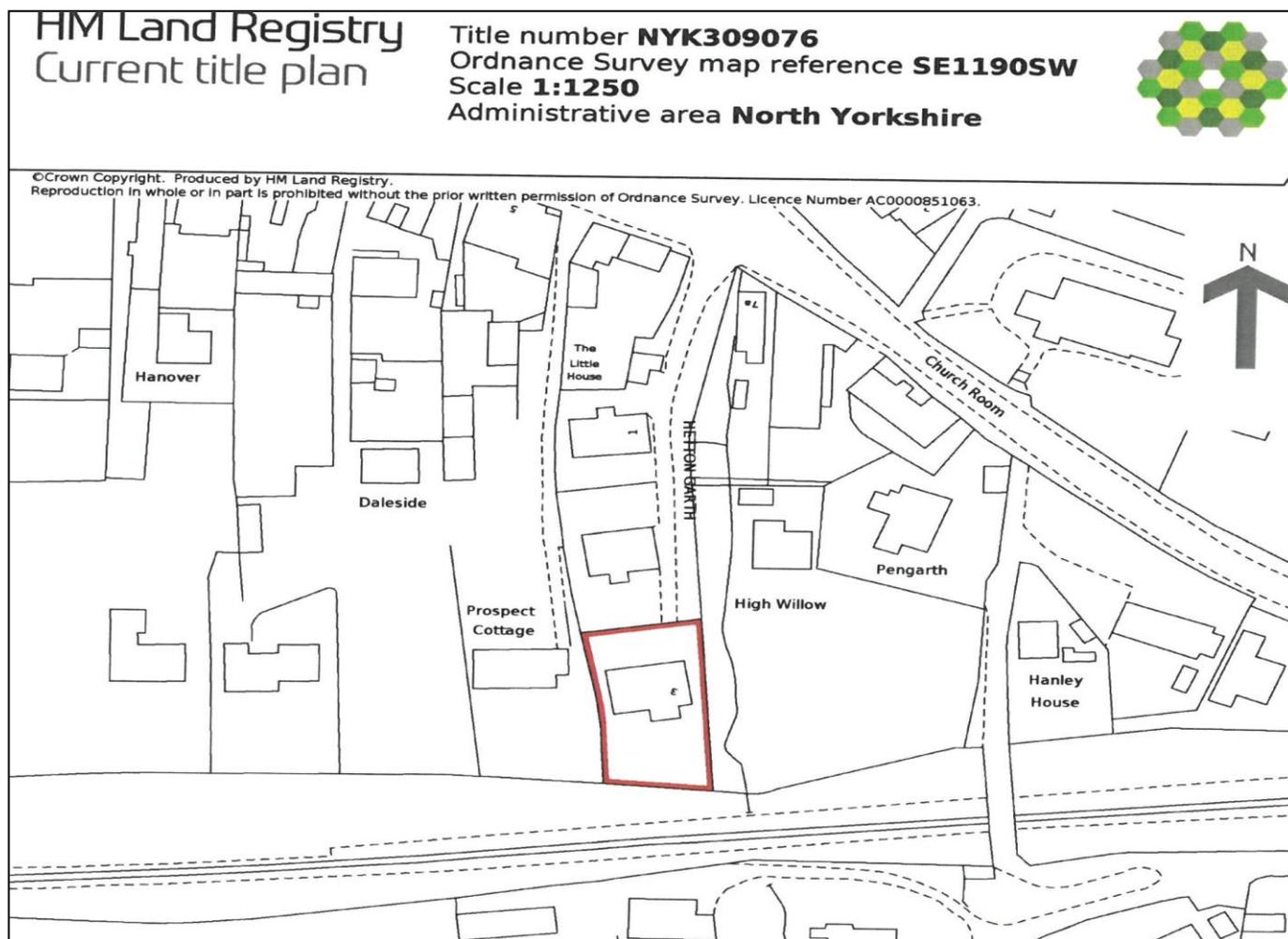
Mains electricity. Mains water. Mains drainage. Gas central heating. Broadband connection available.

#### SOLAR PANELS

Usefully, the property has the benefit of fitted solar panels.

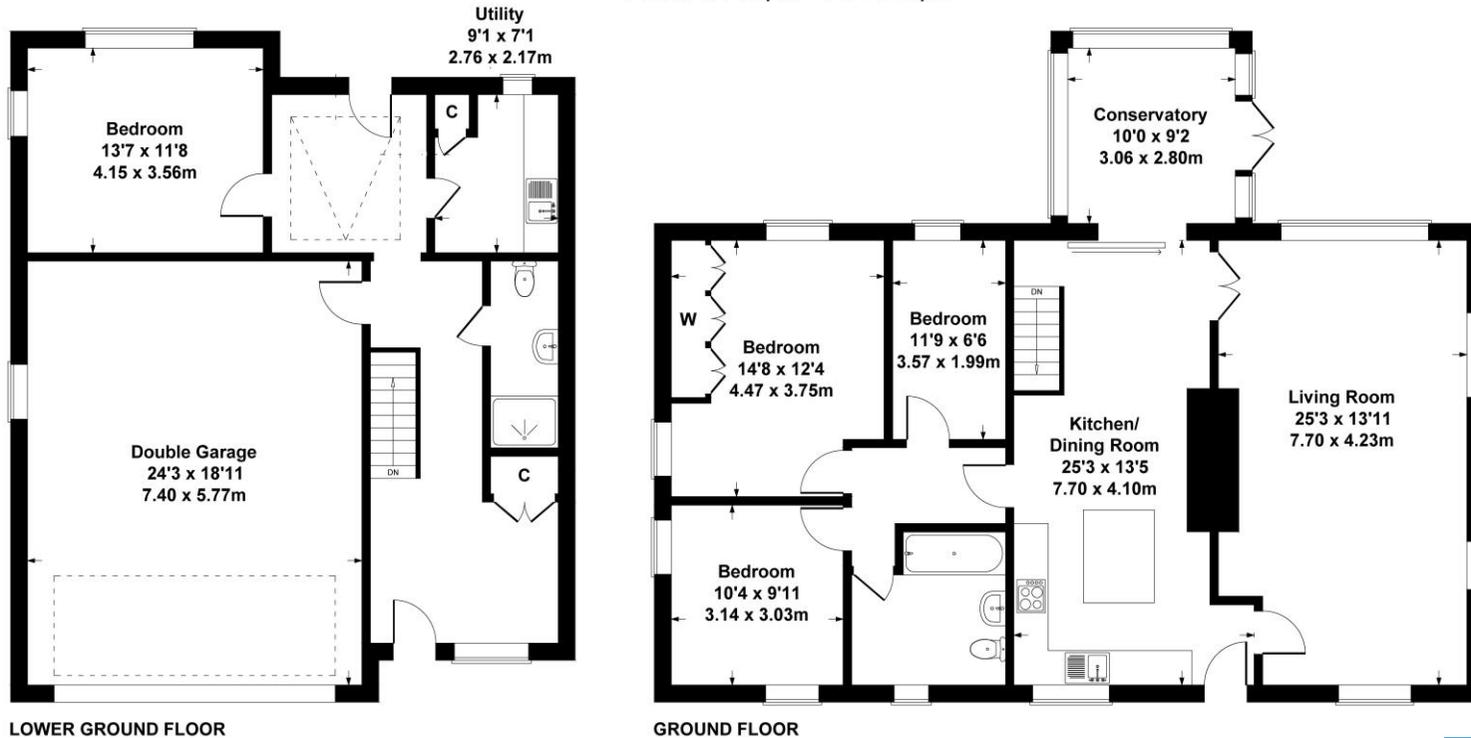
#### LOCAL AUTHORITY

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



### 3 Hetton Garth, Leyburn, DL8 5HP

Approximate gross internal area  
 House 170 sq m - 1830 sq ft  
 Garage 44 sq m - 474 sq ft  
 Total 214 sq m - 2304 sq ft



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>		79
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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