



# Karnten Barn

Silver Street, Askrigg, Leyburn, North Yorkshire, DL8 3HS



Robin Jessop



# A STUNNING CHARACTER PROPERTY IN A SOUTH FACING POSITION WITH VIEWS OF ADDLEBROUGH & UPPER WENSLEYDALE

- Semi-Detached Stone Character Property
- Three Double Bedrooms
- Very Well Presented Throughout
- South Facing Garden
- Useful Studio/Garden Room with Further Store
- Stunning Views Across to Addleborough
- Parking for Several Vehicles
- Guide Price: £425,000

## SITUATION

Bainbridge 1½ miles. Hawes 6 miles. Leyburn 12 miles. Bedale 23 miles. A1(M) interchange at Leeming Bar 24 miles. (All distances are approximate).

Karnten Barn is attractively situated in the centre of the renowned village of Askrigg down a quiet lane called Silver Street. It is nicely tucked away from the hustle and bustle of the market place and enjoys stunning views to the front towards Addleborough.

Askrigg is beautifully situated in mid Wensleydale within the Yorkshire Dales National Park. The village is thriving with a village store, three public houses, a deli with bakery, active church and primary school. There are also a variety of clubs and events. The village was made famous with its connection to James Herriot and it is well placed in relation to the larger market towns of Hawes and Leyburn and also within reasonable commuting distance of the larger centres of Harrogate and Teesside.

## DESCRIPTION

Karnten Barn is an attractive semi-detached stone built property which stands well at the end of Silver Street, enjoying a stunning south facing view towards Addleborough. The property is finished to exacting standards and has been very well maintained. It offers comfortable accommodation across two floors which benefits





from having oil fired central heating and being fully double glazed.

The property is entered into via a welcoming reception hall with a tiled floor and access to a walk in shower room and a boot room with the central heating boiler, WC and basin. Leading through is the farmhouse style kitchen with a striking red Aga, a good range of fitted wall and base units which are complemented by a separate pantry with shelving which is plumbed for a washing machine. There is ample space in the kitchen for freestanding appliances including under counter dishwasher and oven together with ample space for a dining table.

Completing the ground floor is the living room with an impressive fully glazed arch window to the front which makes the most of the views of the garden and beyond. This room has a multi fuel stove set in the chimney breast together with a built in storage unit with shelving. Picture rails and coving make the room feel characterful.

To the first floor there are three well-proportioned double bedrooms, each of which enjoys a stunning view to the front or rear. The main bedroom has a good selection of fitted wardrobes and there is further useful storage on the landing. The house bathroom offers a modern suite and is fully tiled with WC, basin, and shower over the bath.

Externally, Karnten Barn is complemented by a pretty front garden which features a lawn with mixed flower borders, ample patio for seating and al-fresco dining together with a useful garden store and a studio. There is also ample parking for 3 or 4 vehicles.

The studio is fully insulated with double glazed windows and electric. It would work well as an artist studio, home office or games room.

Overall, Karnten Barn would make an excellent full time, second or holiday home in the Yorkshire Dales and an early viewing is advised.

#### **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.  
**///perfumes.clocking.limits**

#### 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. Mains drainage. Oil fired central heating. Broadband connection available.

#### LOCAL AUTHORITY

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

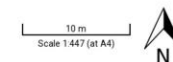
#### LOCAL PLANNING AUTHORITY

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



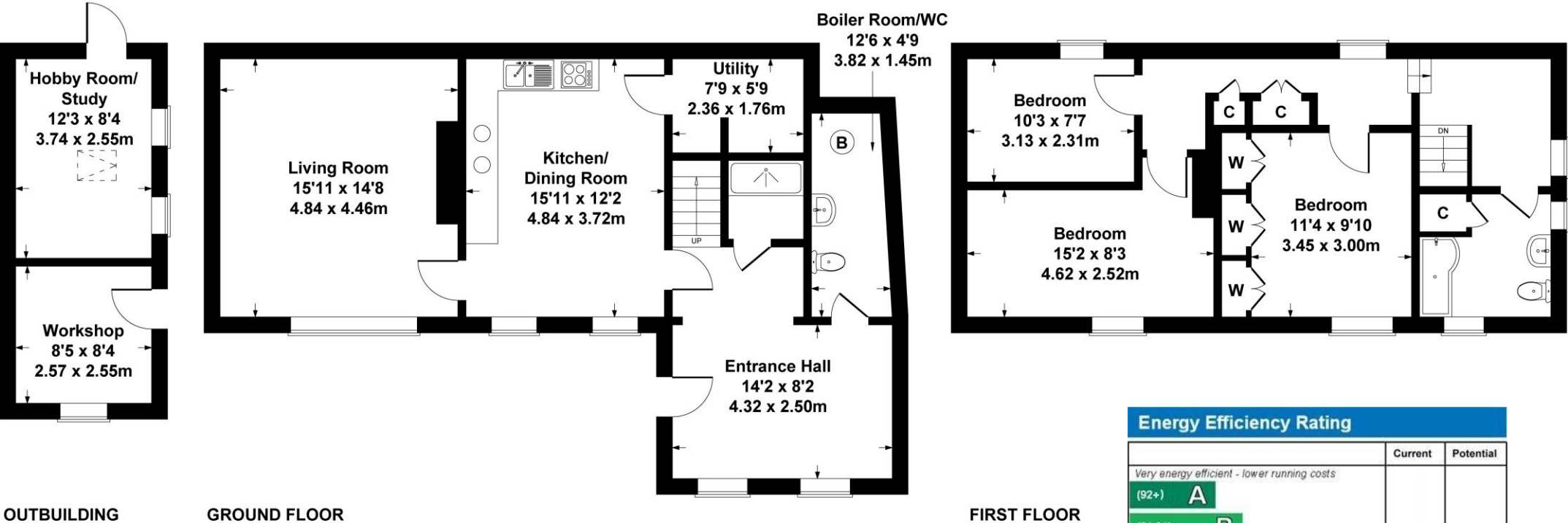
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Plan for Identification Purposes Only



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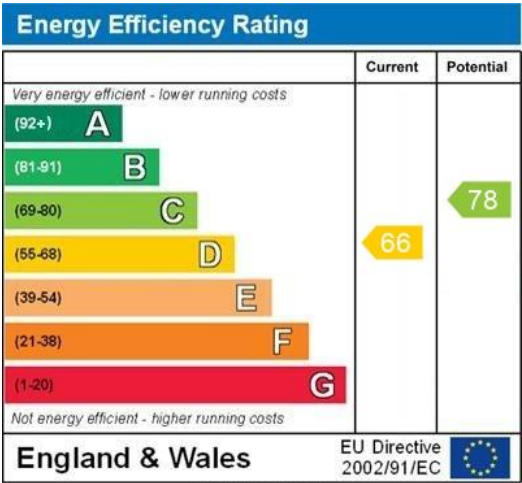
Approximate gross internal area  
House 124 sq m - 1335 sq ft  
Outbuilding 16 sq m - 172 sq ft  
Total 140 sq m - 1507 sq ft



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



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