



# Cornerstones

Redmire, Leyburn, North Yorkshire, DL8 4EH



Robin Jessop



# A DETACHED FAMILY HOUSE IN A POPULAR VILLAGE LOCATION WITH STUNNING GARDENS

- Stone Built Detached House
- Well Presented
- Updating Required Throughout
- Three Reception Rooms
- Three Double Bedrooms
- Double Garage and Stone Built Store
- Large Landscaped Gardens
- Fringe of Village Location
- Private Driveway
- Guide Price: Offers In Excess of £595,000

## SITUATION

Leyburn 5 miles. Richmond 12 miles. Bedale 16 miles A.1(M) Interchange at Leeming 18 miles. Darlington 26 miles. Teesside 35 miles. (All distances are approximate).

The property is attractively situated in a secluded position on the fringe of the village of Redmire to the west of the Market Town of Leyburn. Redmire is a very popular village with a public house. It is conveniently located in relation to the thriving market town of Leyburn and within reasonable commuting distance of Darlington, Teesside and Northallerton.

The property stands superbly on a substantial corner plot adjacent open fields.

## DESCRIPTION

Cornerstones is an attractive, stone built detached house which stands well on the fringe of Redmire. The property was built in 1985 and it has been very well looked after. However, a discerning purchaser may wish to consider some modernisation to put their own stamp on it. The property offers immediate potential as a family home within a popular rural village.





The property is entered into via a welcoming reception hall which leads through into an inner hall. The rooms lead off from here and briefly comprise a formal dining room, a good size living room with a log burning stove set back into a stone fireplace and a south facing conservatory with doors leading out to the gardens.

There is a well equipped kitchen with a range of quality fitted wooden wall and base units together with appliances including oven with grill, undercounter fridge and a dishwasher. This leads into a further dining area. Also, on the ground floor is a shower room with WC and basin and a utility room with the boiler and plumbing for a washing machine. There is also an internal door leading into the garage.

To the first floor there are three double bedrooms, each with fitted wardrobes and each enjoying views across the garden and open fields beyond. There is also a spacious bathroom with WC, shower cubicle, basin and WC together with a sauna.

Externally the property is complemented by a good size garden which has been beautifully landscaped with a lawn, flower beds and mature shrubs and trees. There is a good sized patio for enjoying the surroundings and alfresco dining.

There is also an attached double garage with electric up and over doors and a stone built potting shed which would make an excellent work from home office or gym if required. There is ample parking for 3-4 cars on the private tarmaced drive.

#### **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.

**///dance.booklets.dissolve**

## FIXTURES & FITTINGS

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

## TENURE

Freehold with vacant possession.

## AGENT NOTE

Please note that the property is currently not registered with the Land Registry.

## COUNCIL TAX

Band F.

## SERVICES

Mains electricity. Private mains water (Redmire Village Supply). Mains drainage. Oil fired central heating. Broadband connection available.

## LOCAL AUTHORITY

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

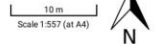


Corner Stones



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Plan for Identification Purposes Only



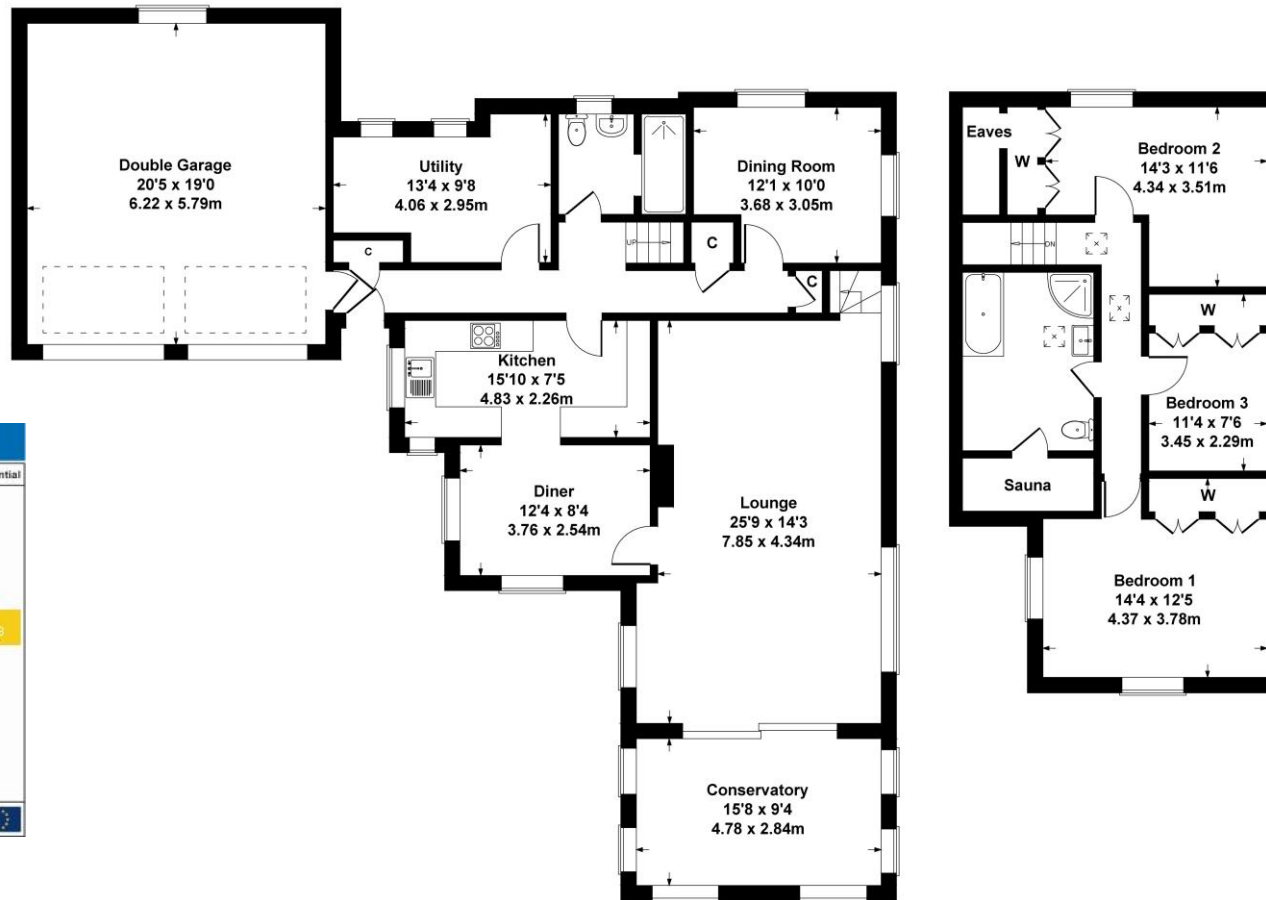
## Cornerstones, Redmire

Approximate gross internal area

House - 174 sq m - 1873 sq ft

Garage - 37 sq m - 398 sq ft

Total - 211 sq m - 2271 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		68
(39-54)	<b>E</b>	39	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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