



Forge Cottage

Carlton, Leyburn, North Yorkshire, DL8 4AY



Robin Jessop

A STUNNING & WELL PRESENTED DETACHED HOUSE SITUATED IN THE POPULAR VILLAGE OF CARLTON IN COVERDALE

- Stone Built Detached House
- Four Double Bedrooms
- Very Well Finished & Presented
- Single Garage & Off Road Parking
- Low Maintenance Garden
- Delightful Views
- Popular Village Location in The Yorkshire Dales
- Ideal Full Time, Second Home or Holiday Let
- Guide Price: £450,000

SITUATION

Leyburn 6 miles. Bedale 15 miles. Richmond 15 miles. Access to A1(M) at Leeming Bar (18 miles). Northallerton 23 miles. (All distances are approximate).

The property is pleasantly situated in the centre of the village, set back from the through road between Middleham and Kettlewell.

The village of Carlton in Coverdale is located in the heart of the Yorkshire Dales National Park. It has a fine country pub with restaurant, village hall and an active community. The thriving market town of Leyburn is situated approx. 6 miles away with a weekly local market. Local primary schools are Middleham and Leyburn with secondary schools at Leyburn and Richmond.

DESCRIPTION

Forge Cottage is an attractive stone built detached house which stands well in the popular village of Carlton in Coverdale. The property has been tastefully updated with high quality fixtures and fittings throughout including solid oak doors, exposed beams and fireplaces, and is fully double glazed with oil fired central heating.



The property is entered into via a useful reception hall with a downstairs bathroom to the rear with a stylish fitted suite including bath with shower over. Leading through to the right is a country style kitchen with a range of quality fitted units complemented by granite effect worktops and a central island. There are integrated appliances including an electric oven with ceramic hob, a dishwasher, fridge and an electric Aga.

The large living room features a stunning inglenook fireplace with a brick surround and natural stone hearth housing a multi fuel stove. There is an exposed stone feature wall, two windows to the front together with ample space for a dining table and access to a front porch. An inner hall has a useful under stair cupboard and staircase leading up to the first floor.

To the first floor there are four double bedrooms, each with a window enjoying views to the front. There is also a house bathroom with WC, basin and a walk in shower with quality fittings.

Externally the property is complemented by off road parking and a large attached single garage. There is a small area to the front which is stone flagged with a further area to the side and rear with gravel chippings. There is space for a bistro set together with potted plants.

Overall, Forge Cottage would make a brilliant full time home, second home or would continue as a holiday let in 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.

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FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

BUSINESS RATES

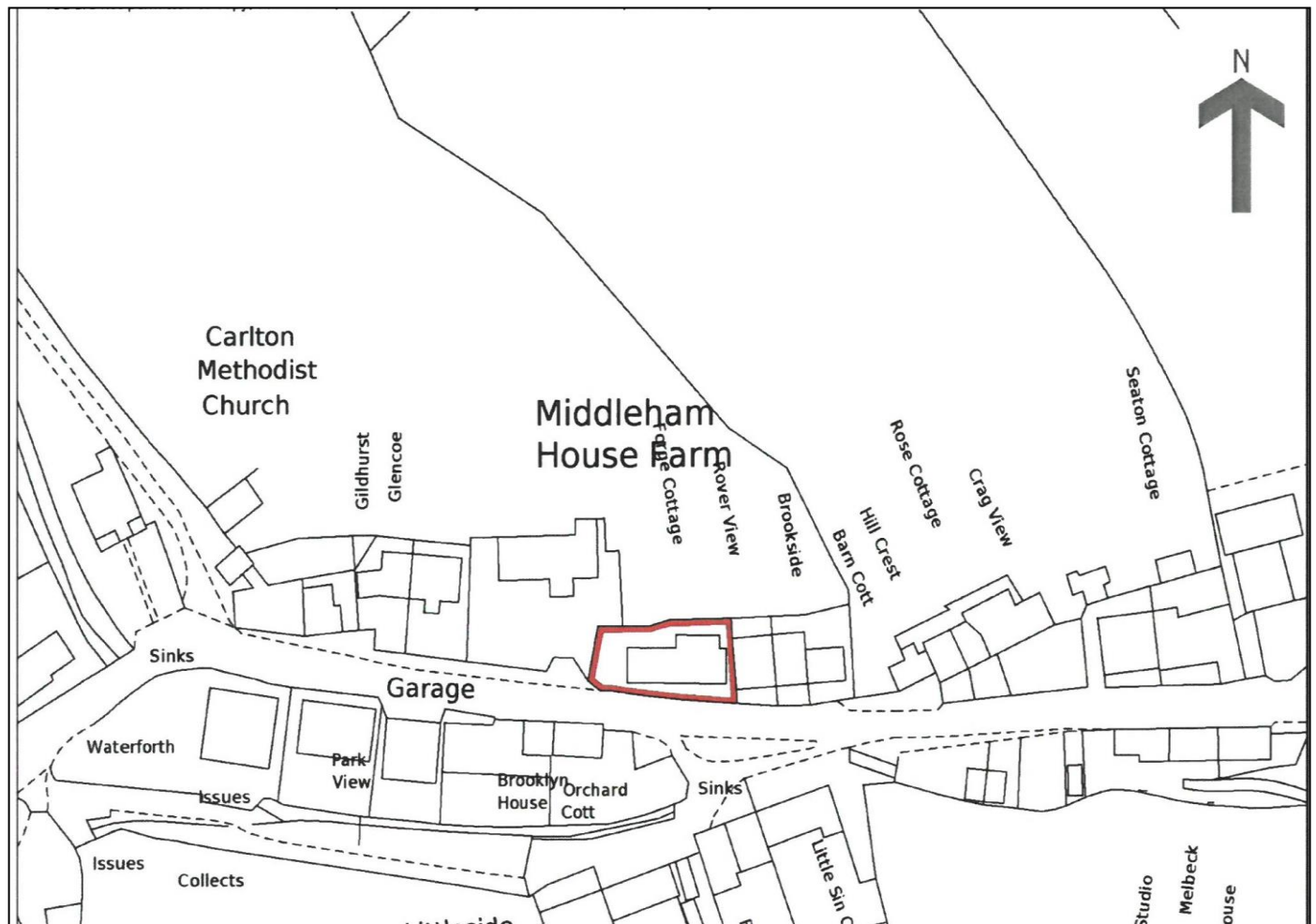
Rateable Value £2,850 (October 2023 – present)

SERVICES

Mains electricity. Mains water. Mains drainage. Broadband connection available.

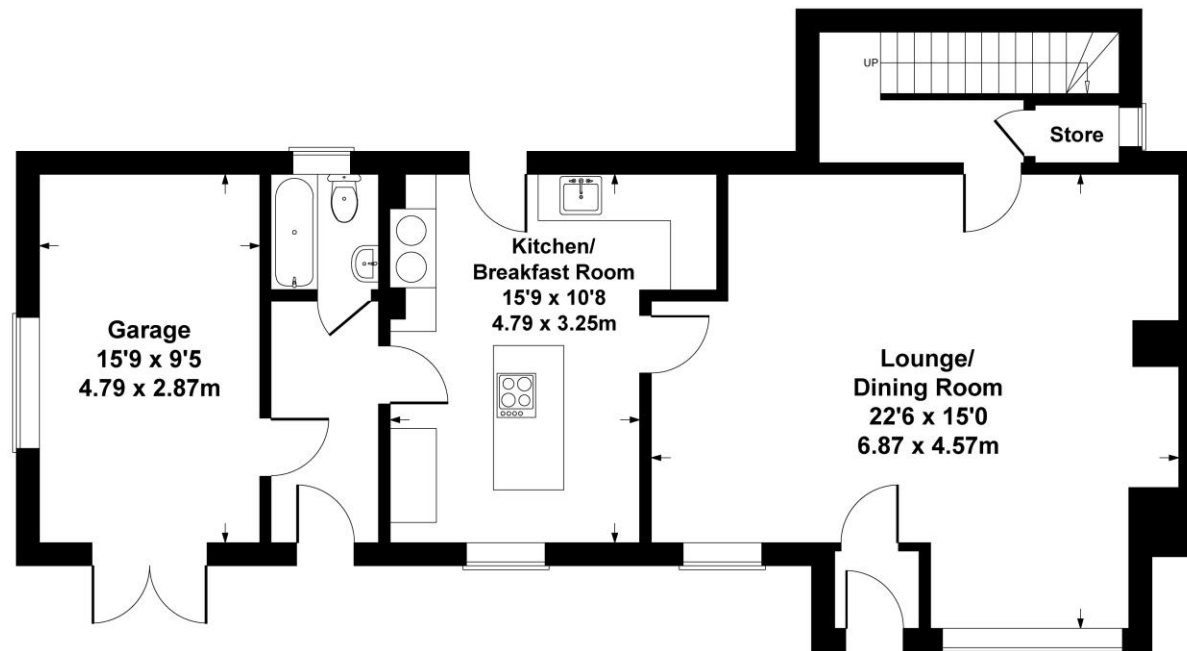
LOCAL AUTHORITY

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

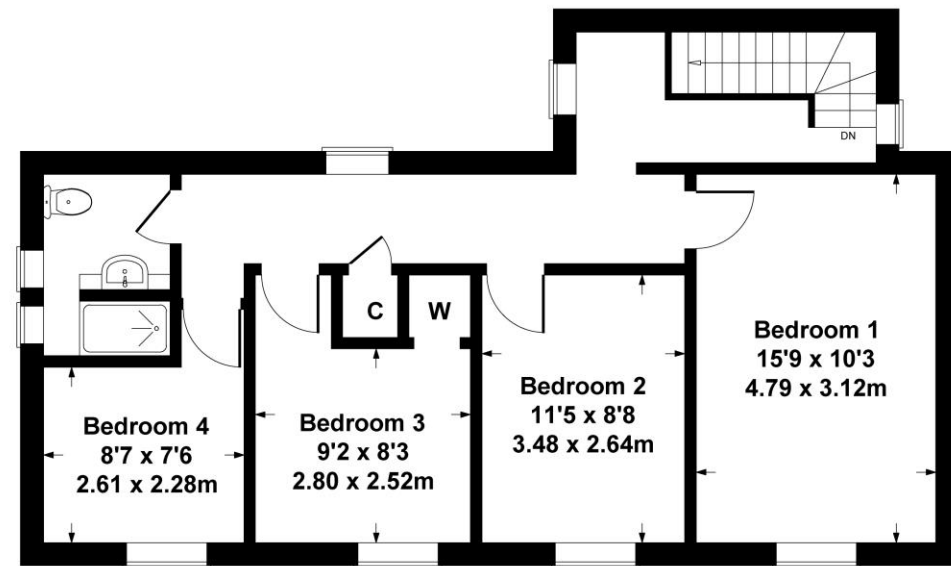


Forge Cottage, Carlton

Approximate gross internal area
House 145 sq m - 1561 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+) A		
(81-91) B		82
(69-80) C		
(55-68) D	56	
(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

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