



# Bridge Cottage

Bainbridge, Leyburn, North Yorkshire, DL8 3EF



Robin Jessop



# A TRADITIONAL CHARACTER COTTAGE WITH PRETTY GARDENS OVERLOOKING THE RIVER BAIN

- Traditional Character Cottage
- Open Kitchen Diner
- Three Bedrooms
- Overlooking the Village Green & River Bain
- Terraced Gardens
- Fishing Rights
- Popular Village Location
- Chain Free
- Guide Price: £275,000

## SITUATION

Hawes 3 miles. Aysgarth 3 miles. Leyburn 12 miles. Richmond 23 miles. A1 Interchange at Leeming 25 miles. M6 Sedbergh 32 miles. (all distances are approximate).

Bridge Cottage is positioned close to the bridge overlooking the village green with the River Bain at the rear, in the picturesque Yorkshire Dales National Park.

Bainbridge is a beautiful and thriving village with primary school, butchers' shop, garage, tearoom and public house. The village is accessible and well placed in relation to the local Market Towns of Hawes and Leyburn as well as the larger centres of Harrogate, Teesside and York being within reasonable commuting distance. There is also a train station at Garsdale which is on the Carlisle to Leeds line.

## DESCRIPTION

Bridge Cottage is a traditional, character cottage which stands well in the village of Bainbridge. The property offers comfortable and spacious accommodation across two floors which extends to 1389ft<sup>2</sup>.





The property is entered into via a useful lobby from where the stairs lead up to the first floor and a door leads into the sitting room. The dual aspect sitting room features a multi-fuel stove set within a stone fireplace, and has a useful under-stair cupboard. Leading through is the open plan kitchen dining room which features a good range of fitted units with an electric oven and hob, and a utility area with separate cloakroom.

To the first floor there are three double bedrooms and a house bathroom with WC, basin and shower over a bath.

Externally the property is complemented by terraced gardens which step down to the River Bain and offer ample patio and space for seating and potted plants. The property also has the benefit of fishing rights. There is a private forecourt to the front with allocated parking for one vehicle. Further on street parking is available nearby.

Overall Bridge Cottage would make an excellent full-time home, second home or 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.

**///shoulders.button.describes**

## 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

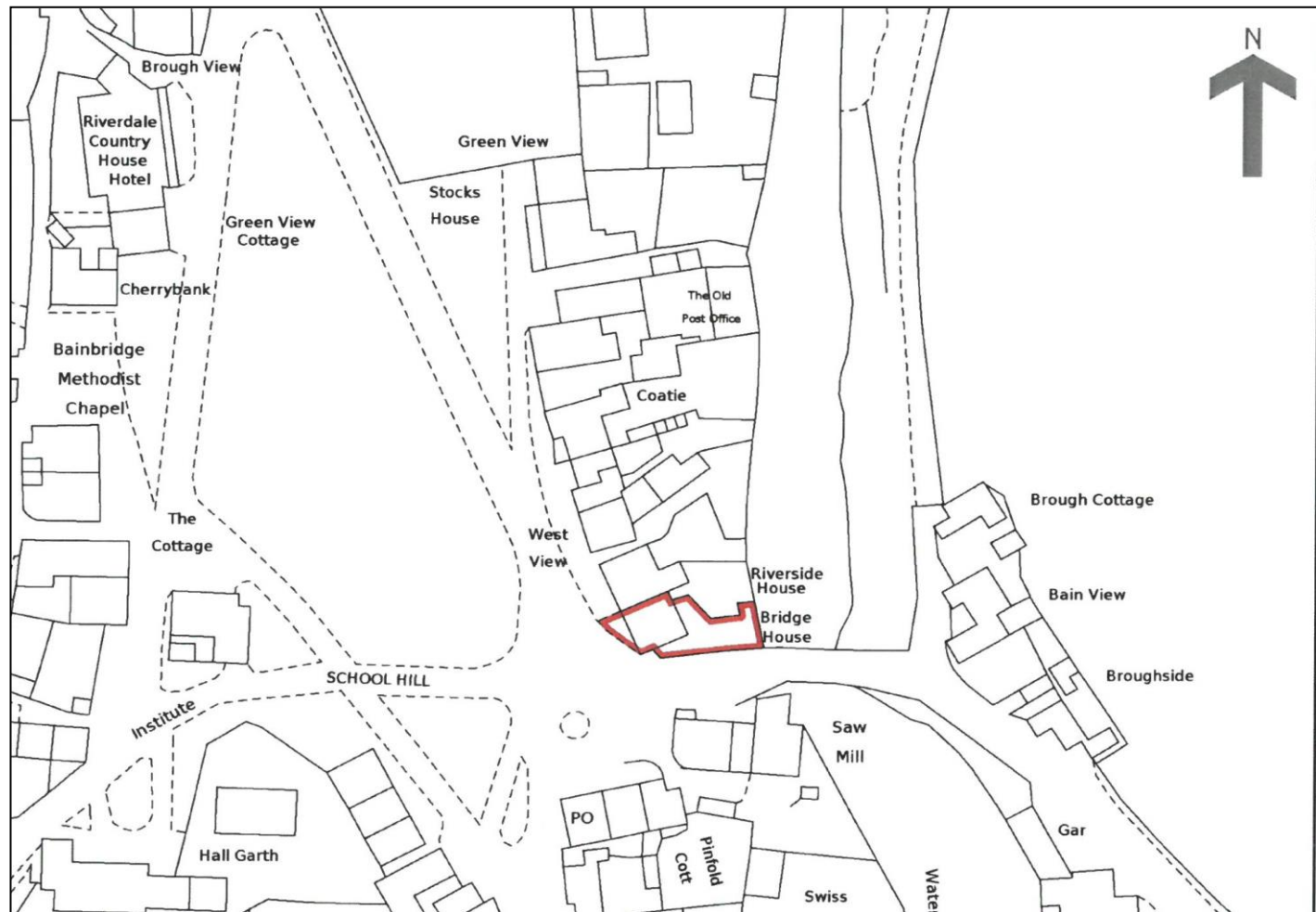
Mains electricity. Mains water. Mains drainage. Oil fired central heating.

## LOCAL AUTHORITY

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

## LOCAL PLANNING AUTHORITY

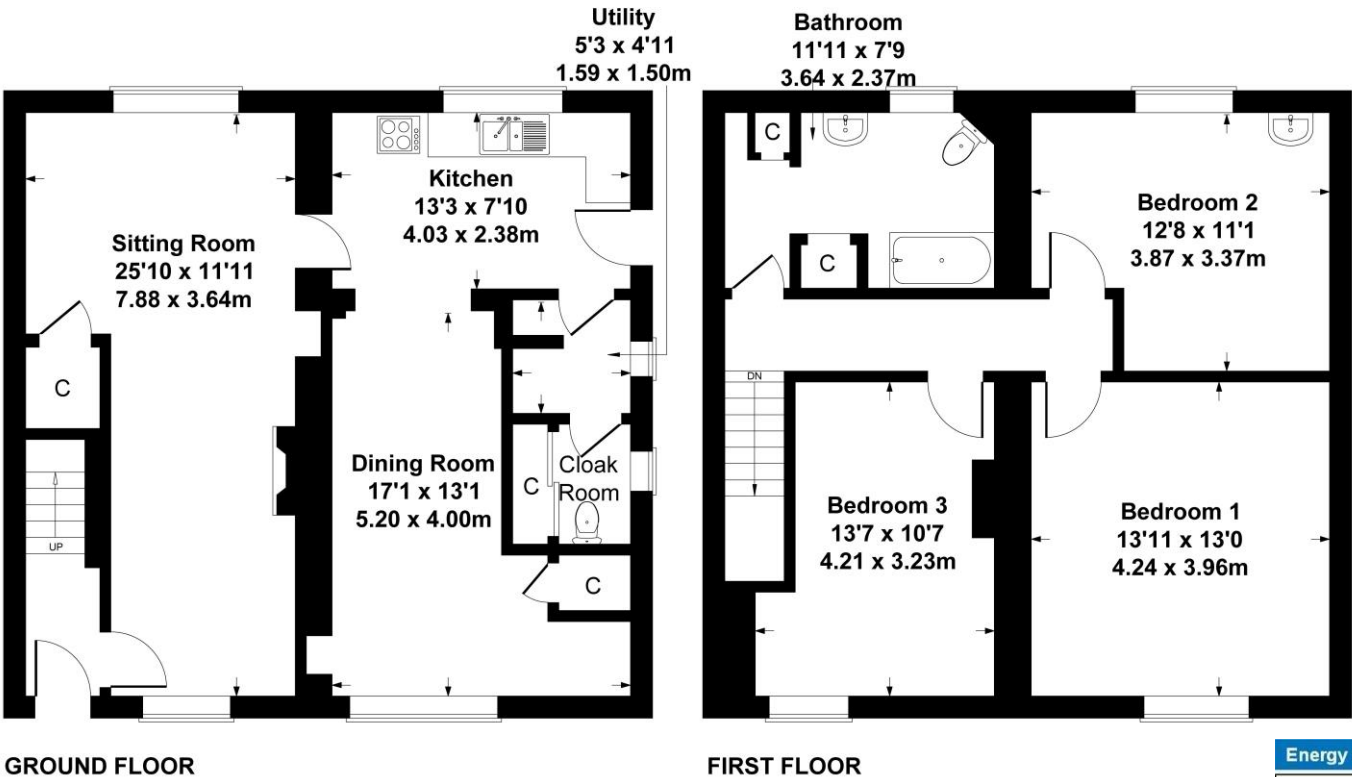
Yorkshire Dales National Park, Yoredale, Bainbridge, Leyburn, North Yorkshire, DL8 3EL. TEL: 01969 652300



# Bridge Cottage, Bainbridge

Approximate gross internal area

House 129 sq m - 1389 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+) A		83
(81-91) B		
(69-80) C		
(55-68) D		49
(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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