



Baincote

Bainbridge, Leyburn, North Yorkshire, DL8 3EF



Robin Jessop

A DECEPTIVELY SPACIOUS DETACHED STONE BUILT HOUSE WITH GARDENS & PARKING IN THE CENTRE OF BAINBRIDGE

- Spacious Modernised Detached Stone House
- Four Bedrooms
- Character Features Throughout
- Very Well Presented
- Terraced Gardens Adjacent River Bain
- Off Road Parking for One Vehicle
- Central Village Location
- Chain Free
- Guide Price: £450,000

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).

Baincote is superbly positioned in the centre of the popular village of Bainbridge, in the picturesque Yorkshire Dales. Bainbridge is a thriving village with primary school, butchers, garage, tearoom and public house. The village is accessible and well placed in relation to the local Market Towns of Hawes and Leyburn and the larger centres of Harrogate, Teesside and York are within reasonable commuting distance.

DESCRIPTION

Baincote is an attractive, detached stone house which has been well maintained. The property has character features throughout including ceiling beams, stone flagged floors, window seats and fireplaces and it is fully double glazed with oil fired central heating.



The property is entered into via a welcoming entrance hall with a dual aspect living room to the left looking across the village green. This room also features a multi fuel stove set within a stone fireplace. Leading across the reception hall is a dining room with a cast iron range, an inner hall with separate cloakroom and a traditional kitchen diner.

The kitchen features a good range of fitted wall and base units which are complemented by granite worktops and appliances including a Rangemaster cooker, a dishwasher and space for a fridge freezer and dining table. Completing the ground floor is a traditional pantry with stone shelving and flagged floor, and an office/hobby room.

To the first floor there are four bedrooms, three of which are double rooms, and a house bathroom which is fully tiled with a WC, basin and shower over the bath. There is also a box room with the boiler, which provides excellent storage and has limited head height.

Externally the property is complemented by private gardens at the rear which feature ample patio areas for seating, lawned garden and stocked flower beds. The gardens extend down to the River Bain and are complemented by a useful range of stone outbuildings and stores.

The property is further complemented by off road parking for one car on the shared driveway with additional parking available to the front of the property. Overall, Baincote would make an excellent family home 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.

[//croutons.stall.locker](https://what3words.com/croutons.stall.locker)

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

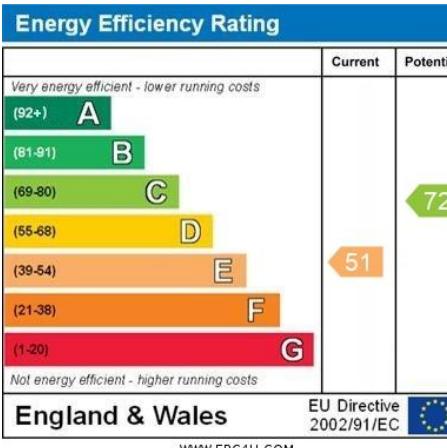
LOCAL AUTHORITY

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

LOCAL PLANNING AUTHORITY

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





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Approximate gross internal area
House 165 sq m - 1776 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.

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Robin Jessop Ltd
info@robinjessop.co.uk
01969 622800
01677 425950
www.robinjessop.co.uk

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