



West Close

Stalling Busk, Askrigg, Leyburn, North Yorkshire, DL8 3DH



Robin Jessop

A SUBSTANTIAL DETACHED BARN CONVERSION IN A RURAL LOCATION WITH STUNNING VIEWS

- Detached Barn Conversion
- Five Bedrooms
- Flexible Accommodation
- Wrap Around Gardens
- Ample Driveway Parking
- Stunning Views of Raydale
- Rural Hamlet Location
- Guide Price: **£500,000 - £550,000**

SITUATION

Bainbridge 3 miles. Hawes 5 miles. Leyburn 15 miles. Richmond 23 miles. Bedale 26 miles. Leeds Bradford & Newcastle Airports are both a 90 minute drive. All distances are approximate.

West Close is superbly situated in a secluded location on the fringe of the quiet rural hamlet of Stalling Busk. Stalling Busk is a traditional farming hamlet located in the side dale of Raydale in the Yorkshire Dales. The hamlet is on the hillside overlooking Semerwater, the largest natural lake in Yorkshire. The nearby village of Bainbridge has a primary school, public house, butchers' shop, garage and shop. The larger towns of Hawes and Leyburn are also very accessible and there is a Railway Station at Garsdale which is 14 miles away from the property and offers a service to Leeds and Carlisle.

DESCRIPTION

West Close is a substantial and attractive barn conversion which was previously two cottages. The property stands well and is tucked away in the hamlet with excellent views across the valley. The property is in good order and benefits from air source heating and is double glazed throughout.

The property is entered into via an entrance porch with a useful storage cupboard, which leads through into the impressive kitchen diner. This features a good range of units which are complemented by a large central island, integrated appliances including oven, grill, hob with extractor fan and a dishwasher. There is ample space for a large dining table and dual aspect



windows. Karndean flooring runs throughout and leads into the living room which has bi-folding doors out to the side and bespoke storage fitted.

Completing the ground floor there are two double bedrooms, one of which is currently used as a play room but would also work well as a snug or home office. Also, there is a laundry room, utility room and a ground floor bathroom with a WC, basin and shower over the bath.

To the first floor there are three further bedrooms, each of which is a good size and enjoys a nice outlook with two benefitting from fitted cupboards. There is also a bathroom with WC, basin, bath and a shower cubicle.

Externally the property is complemented by wrap around gardens which are mostly laid to lawn with ample patio for seating and potted plants. There is also an attractive area of amenity and recreational land with recently planted trees which has stunning views across Raydale and beyond. There is ample parking on the graveled driveway for a number of vehicles.

Overall, with its versatile and flexible living accommodation, West Close would make an excellent full time home in a peaceful part of the Yorkshire Dales.

The area of land shaded blue on the plan within this brochure is available by Separate Negotiation.

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. Please note that the property is not currently registered with the Land Registry. It is awaiting first registration.

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.

///reporting.dishing.cobble

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. Drainage to a septic tank. Air source 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

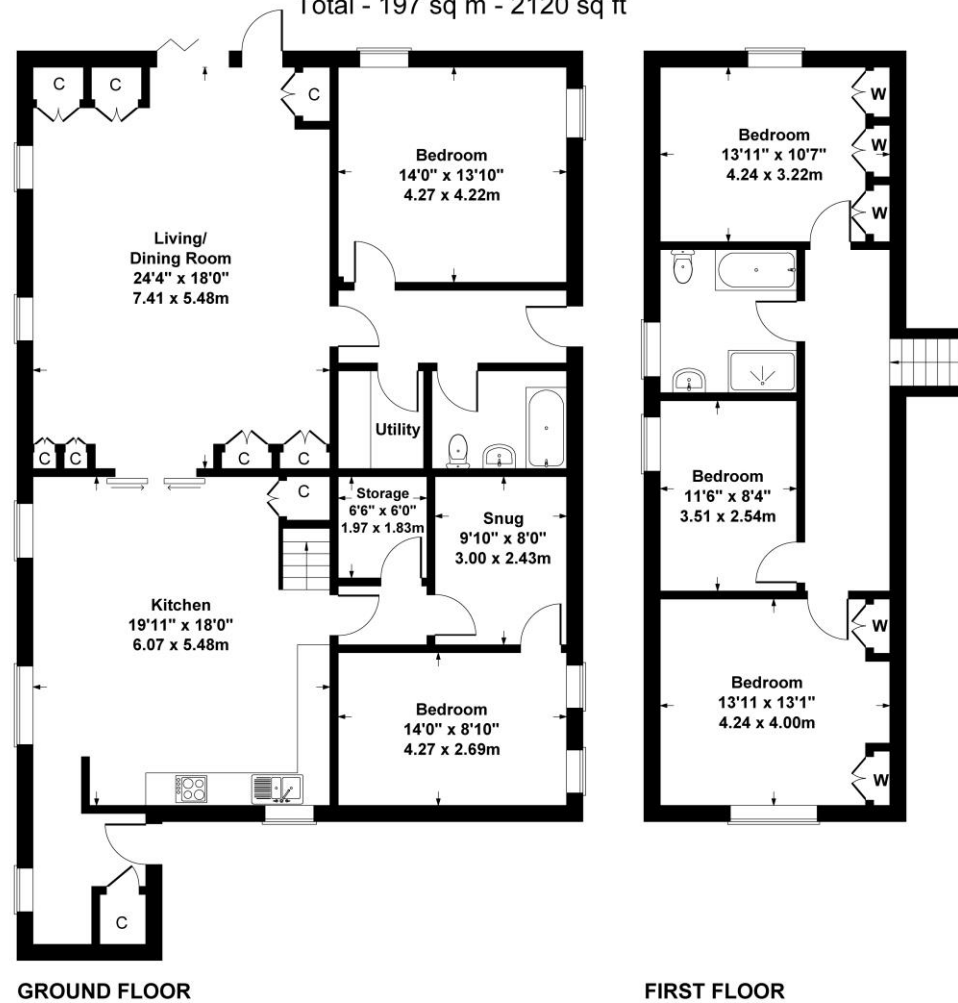


West Close, DL8 3DH

Approximate gross internal area

House - 197 sq m - 2120 sq ft

Total - 197 sq m - 2120 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

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

Important Notice: Robin Jessop Ltd, their clients and any Joint Agents give notice that: They are not authorized to make or give any representations of warranties in relation to the property either here or elsewhere, on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning permission, building regulations or other consents. Where it is stated that there is planning potential, Purchasers must satisfy themselves with the Planning Authority or otherwise. Robin Jessop Ltd has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

