



Cairn View

Preston Under Scar, Leyburn, North Yorkshire, DL8 4AH



Robin Jessop

A VERY WELL-PRESENTED DETACHED CHARACTER COTTAGE IN A VILLAGE LOCATION WITH VIEWS OF PENHILL & WENSLEYDALE

- Detached Stone Built Cottage
- Very Well-Presented Accommodation
- Three Double Bedrooms
- Wealth of Character Features Throughout
- Central Village Location
- Views of Penhill & Wensleydale
- Private Landscaped Garden
- Guide Price: £475,000

SITUATION

Leyburn 3 miles. Richmond 10 miles. Bedale 14 miles. Northallerton 20 miles. Darlington 26 miles. A1(M) 14 MILES. Leeds Bradford and Newcastle airports are both an hour's drive. Darlington and Northallerton have train stations with intercity links.

Cairn View is beautifully positioned in Preston Under Scar, a popular village on the edge of the Yorkshire Dales National Park. The village is surrounded by beautiful open countryside with lots of walks and hacking opportunities which are accessible from the village.

The location is also a short drive from the traditional market town of Leyburn where there are a wide range of amenities and facilities including shops, pubs, a doctor's surgery, a dentist and both primary and secondary schools. The location is also convenient for commuting to the larger centres of Northallerton, Harrogate and Teesside.

DESCRIPTION

Cairn View is a most attractive detached period cottage dating back to the 17th century with a delightful, enclosed



garden and views of Penhill to the rear. The cottage is very well presented and retains a great deal of character features including exposed beams, a stone flagged floor throughout the ground floor and fireplaces. The property works very well as a full-time home and would also suit buyers looking for a second home or holiday cottage on the edge of the Yorkshire Dales National Park.

Cairn View is entered via a useful porch which leads into the dining room which features two windows overlooking the village at the front and a multi-fuel burning stove set within a stone fireplace. Leading through is the sitting room which also has a multi-fuel burner set within an impressive stone fireplace and a window with seat overlooking the garden.

Completing the ground floor is the wonderful farmhouse style kitchen which features a range of quality-fitted units complemented by a farmhouse sink and an Aga set within a stone surround. There is plumbing for a washing machine and a dishwasher together with space for a dining table. Usefully, just off the kitchen is a traditional dairy with stone shelving and ample storage space.

On the first floor there are three double bedrooms and a well-appointed house bathroom. The second bedroom has benefit of an ensuite shower room and a window to the front from where the stunning views can be enjoyed.

Externally the property is complemented by a beautifully landscaped, south facing garden with well stocked flower beds and borders featuring various roses and mature wisteria. There is box hedging and a sun-trap patio area with ample space for enjoying the surroundings. The gardens are fully enclosed by stone-walled boundaries and there is also a useful potting shed which houses the oil tank.

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.

WHAT3WORDS

//infects.mountains.solves

FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band E.

SERVICES

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

LOCAL AUTHORITY

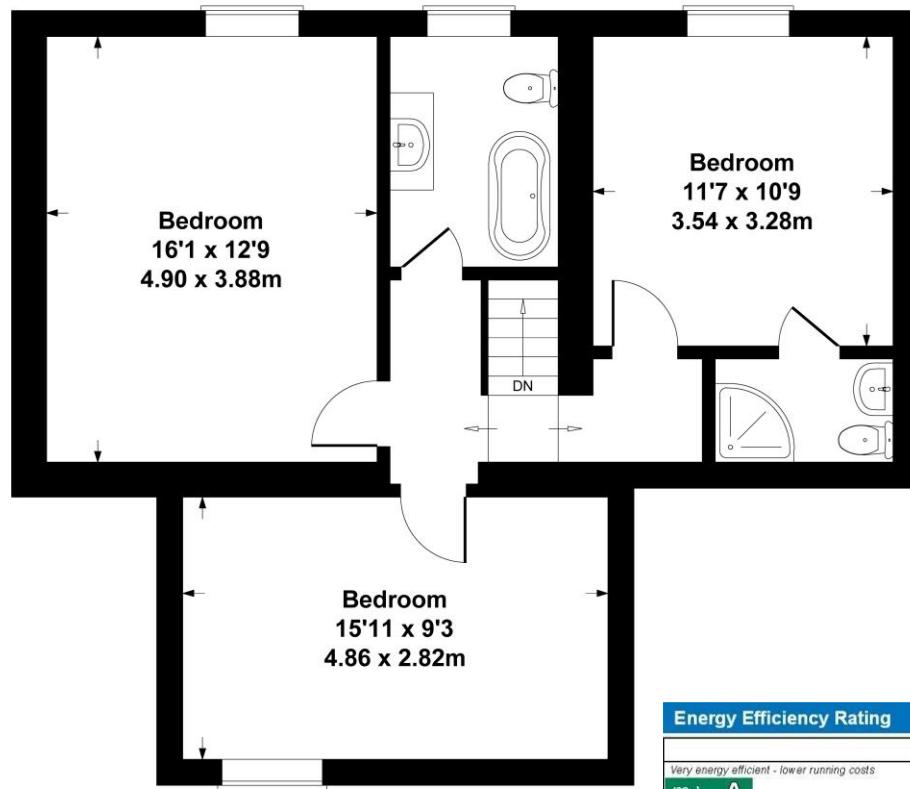
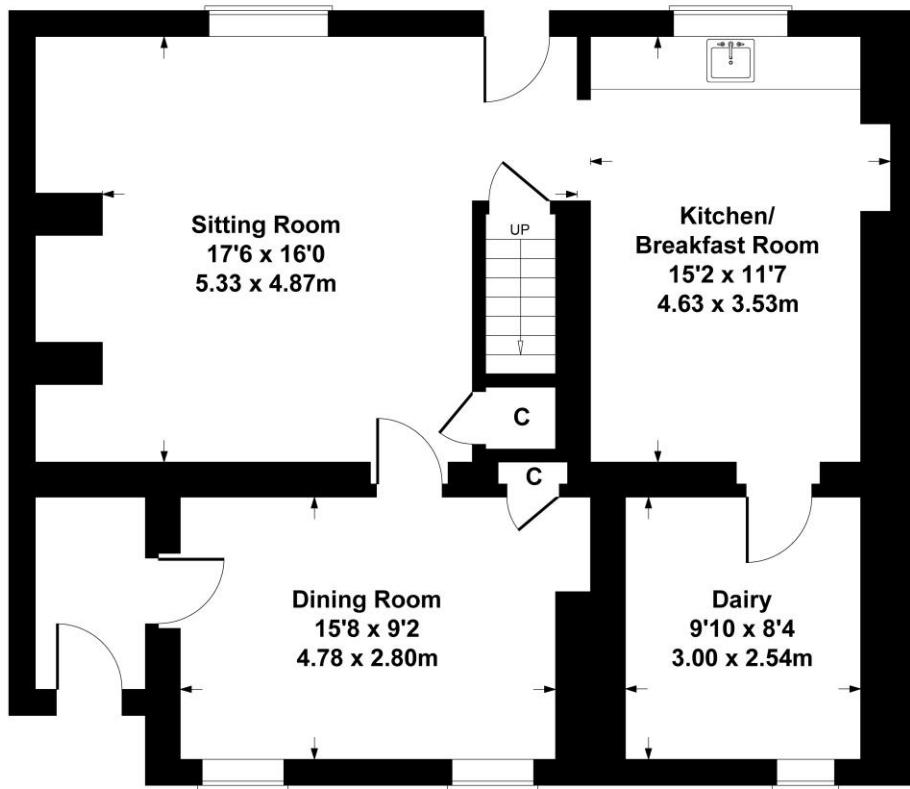
North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD Tel: 01609 780780



Cairn View, Preston Under Scar



Approximate gross internal area
House 141 sq m - 1518 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E		
(21-38)	F		45
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

