



Garth House

West Scafton, Leyburn, DL8 4RU



Robin Jessop

A Traditional Three Bedroom Farmhouse with Spectacular Views

- Farmhouse
- Three Double Bedrooms
- In Need of Modernisation
- Outbuildings and Garden
- Fantastic Dales Location
- Guide Price: £375,000

SITUATION

Leyburn 6 ½ miles, Middleham 5 ½ miles, Bedale 18 miles, Kettlewell 10 miles, Hawes 18 miles, A1 (M) Interchange at Leeming Bar 19 miles (all distances are approximate).

The picturesque rural village of West Scafton is situated in Coverdale. It is therefore conveniently located south west of the popular and thriving market towns of Leyburn and the historic town of Middleham. Town Head Farm and Garth House are within easy travelling distance of Leyburn, Hawes, Bedale, Masham, Ripon and Richmond.

DESCRIPTION

Garth House is a traditional three-bedroom farmhouse which requires modernising throughout.

The property is entered into via the kitchen which extends through to a useful utility to the left and pantry to the right. The kitchen also leads through to the dining room which features a log burning stove and the sitting room which has an open fire. To the first floor there are two double bedrooms and one single bedroom, together with a family bathroom.

Externally, Garth House has a concreted area to the rear which allows for parking of several vehicles. It is also complemented by a lawned area to the front and rear of the property together with a number of traditional Dales barns which have potential for conversion subject to obtaining planning permission.



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

///tornado.sailors.motivates

FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

COUNCIL TAX BAND

Band E.

SERVICES

Mains water, mains electric, septic tank drainage.

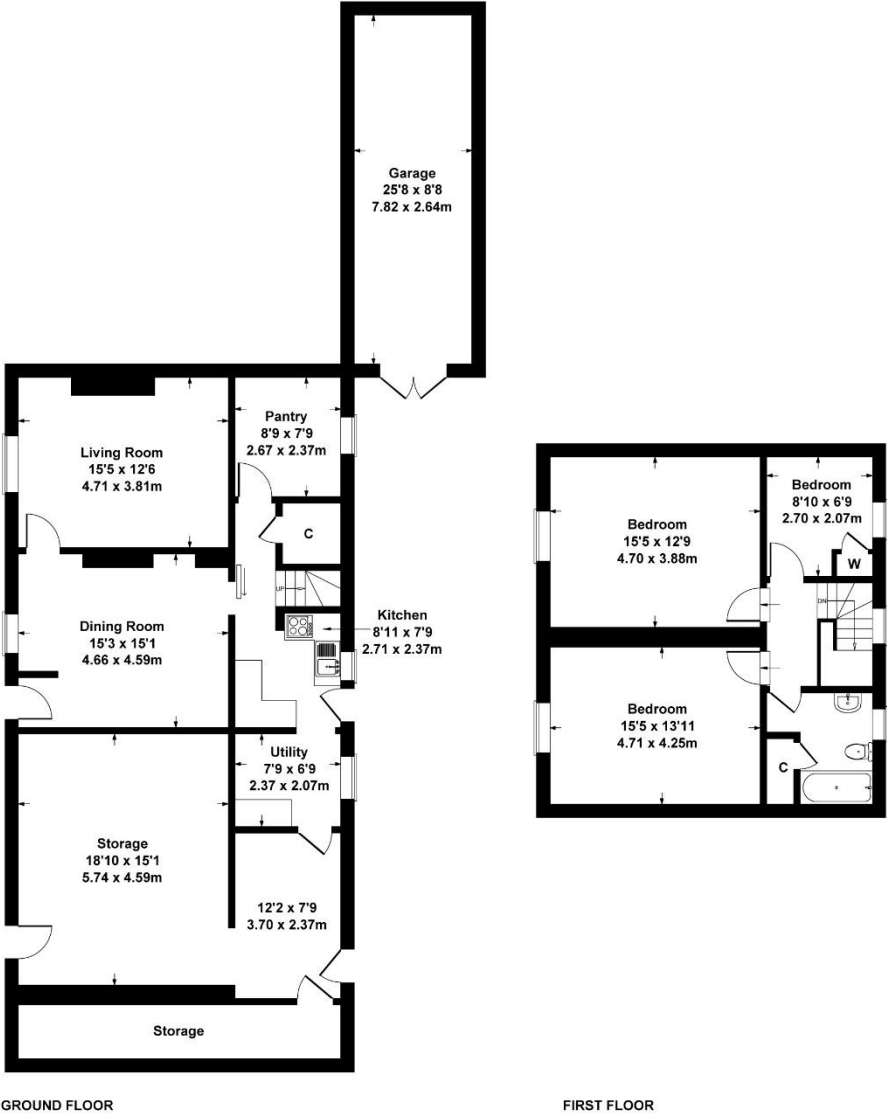
LOCAL AUTHORITY

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



Town Head Farm, West Scafton, DL8 4RU

Approximate gross internal area
House 110 sq m - 1184 sq ft
Garage 21 sq m - 226 sq ft
Total 131 sq m - 1410 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. 2024

Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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