



# Sumac Cottage

Harmby, Leyburn, North Yorkshire, DL8 5PD



Robin Jessop



# A SPACIOUS DETACHED PROPERTY IN A VILLAGE LOCATION WITH PADDOCK EXTENDING TO 1.6 ACRES

- Detached Family Home
- Two Reception Rooms
- Three Double Bedroom & Library/Study
- Rooftop Terrace
- Detached Garage & Former Stables
- Large Garden & Orchard
- 1.8 Approx. Acres of Garden & Land
- Ideal Family or Equestrian Property
- Guide Price: Offers in Excess of £550,000

## SITUATION

Leyburn 1 mile. Richmond 10 miles. Bedale 10 miles. Hawes 18 miles. Northallerton 18 miles. Harrogate 30 miles. Leeds Bradford & Newcastle airports are both a 1 hours' drive. All distances and times are approximate.

Harmby is an attractive residential village, at the start of Wensleydale. The village has an active sense of community with regular events and sporting activities at the village hall where there are also playing fields, a children's park and tennis courts. There is a waterfall at the top of the village, and nearby Spennithorne has an excellent primary school.

Leyburn is a thriving market town with both primary and secondary schools. The location on the fringe of the Yorkshire Dales National Park allows immediate access for a number of countryside pursuits including walking, horse-riding and cycling. Nearby Middleham has a historic royal castle and attractive town centre, and is an equine hub with the gallops next to it.

## DESCRIPTION

Sumac Cottage is a detached stone-built house which offers spacious accommodation over two floors. The property does need some updating throughout yet offers flexible accommodation which a buyer could put their own stamp on to create their perfect family home. The property benefits from being fully double glazed and having oil fired central heating. The property further benefits from a total of 1.8 acres approx of garden and land suiting a number of equestrian, lifestyle or environmentalist buyers.





To the ground floor, there is a large living room with an oak staircase leading up to the first floor. The living room features bespoke shelving and usefully, there is a separate cloakroom just off this room. Leading through there is a second sitting room or dining room which has a multi fuel stove set within a stone surround. The kitchen completes the ground floor and features a good range of base units with an oil fired Esse cooker which is currently not running, built in electric hob and freestanding hob/oven. As well as space for appliances including a dishwasher, washing machine and a fridge freezer. There is also ample space for a dining table and a stable door to the front.

To the first floor there is a large galleried landing with bespoke shelving which works well as a home office or library but it could become a bedroom if required. There are three bedrooms each of which enjoys excellent views towards Middleham. The principal bedroom has an ensuite shower room and the second bedroom has access to the roof terrace. There is also house bathroom completing the first floor.

Externally the property is complemented by ample off road parking, garage, stabling and stone built stores with roof terrace above. From the terrace the stunning views towards Penhill can be enjoyed. The gardens are extensive and mostly to the side of the property. There is a mix of fruit and nut trees and whilst it is currently overgrown, it offers a buyer unique opportunity to landscape the gardens further. Beyond the garden is the paddock which is approximately 1.6 acres and enclosed by walled boundaries. The land will appeal to those with equine interests but also to those who may be interested in keeping sheep or chickens. If not required, it may also generate income if let to neighboring farmers.

Sumac Cottage would make a wonderful family home or equestrian property and viewing is advised.

#### **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 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.  
[///swaps.scooter.champions](https://www.swapscooterchampions.com)

#### FIXTURES & FITTINGS

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

#### TENURE

Freehold with vacant possession.

#### COUNCIL TAX

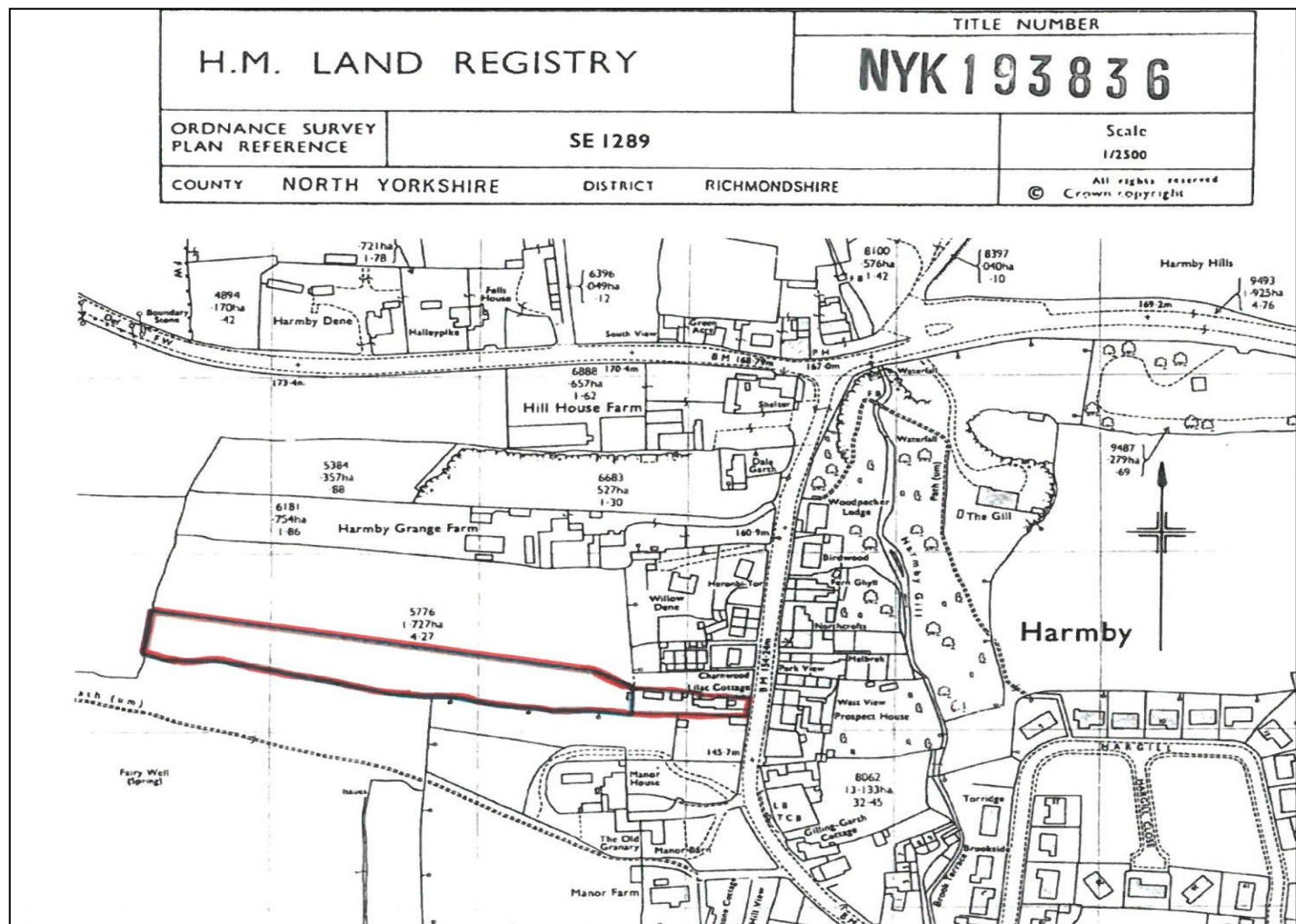
Band F.

#### 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	45	69
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

WWW.EPC4U.COM

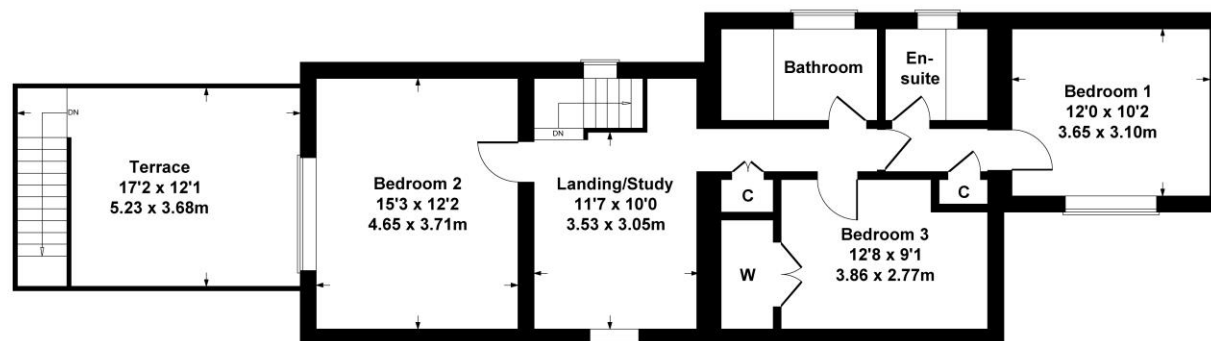
## Sumac Cottage, Harmby

Approximate gross internal area

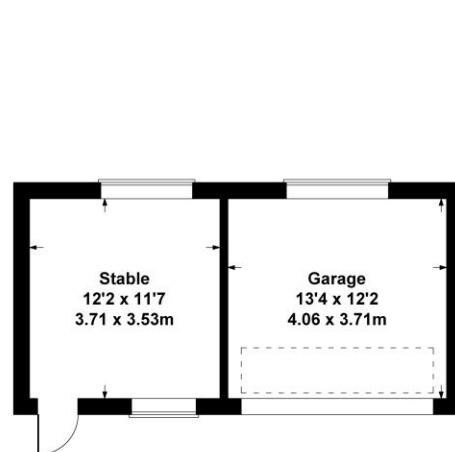
House 182 sq m - 1959 sq ft

Outbuilding 29 sq m - 312 sq ft

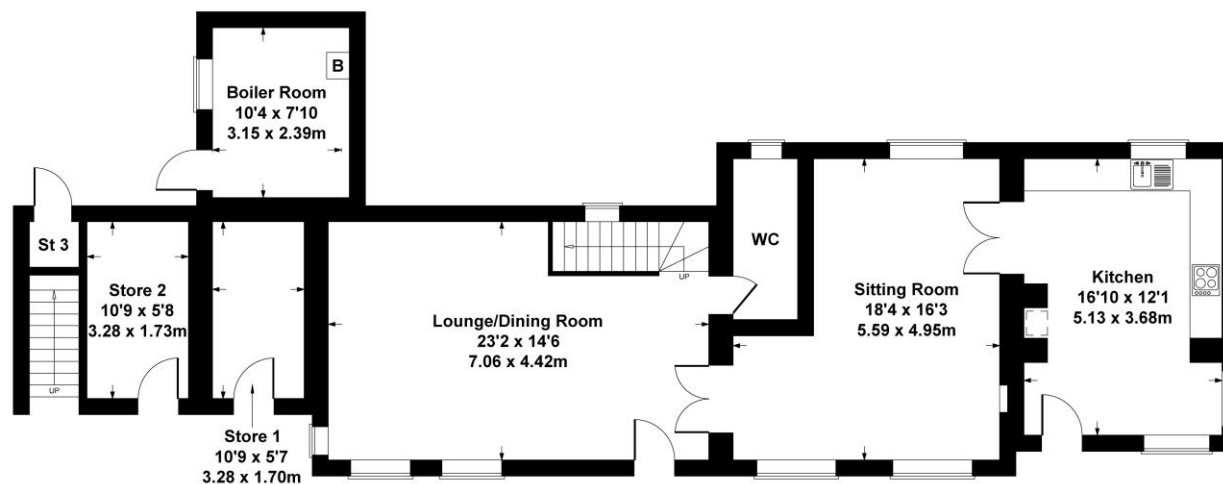
Total 211 sq m - 2271 sq ft



FIRST FLOOR



OUTBUILDING



GROUND FLOOR

### 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

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