



# The Stable

Newbiggin, Leyburn, North Yorkshire, DL8 3TD



Robin Jessop



# AN ATTRACTIVE DETACHED STONE COTTAGE SITUATED IN A QUIET VILLAGE LOCATION WITH LARGE GARDENS & STUNNING VIEWS

- Detached Stone Former Stables Converted in 2006
- Two Double Bedrooms
- Well Presented with Character Features
- Delightful Large Gardens with Beck & Small Waterfall
- Quiet Village Location
- Far Reaching Views of Bishopdale & Wensleydale
- Ideal Full Time, Second Home or Holiday Let
- Guide Price: £450,000

## SITUATION

Aysgarth 3 miles. West Burton 3 miles. Leyburn 10 miles. Hawes 11 miles. Skipton 24 miles. Northallerton 29 miles. Both Leeds Bradford and Newcastle Airports are approximately a 90 minutes' drive.

The Stable is very pleasantly situated within the popular rural village of Newbiggin In Bishopdale. The village is a short walk from the renowned Street Head Inn with further amenities including a doctor's surgery and a garage with convenience store located in Aysgarth.

The property is also well located in relation to the thriving Market Towns of Leyburn and Hawes where there is a further range of amenities, and the large centres of Skipton and Northallerton are within reasonable commuting distance.

## DESCRIPTION

The Stable is a traditional, detached stone cottage which stands well in the quiet village of Newbiggin in Bishopdale. The property was converted from a stable in 2006 to a high standard with light, spacious accommodation across two floors which is complemented by LPG gas central heating. The property is also fully double glazed and is well insulated.

The property is entered into via the kitchen diner. This dual aspect room has a tiled floor, a range of fitted cream units which are





complemented by a two Neff ovens; one conventional and one combi with microwave, a Neff induction hob, plumbing for a dishwasher and washing machine together with space for a freestanding fridge freezer. There is a breakfast bar with additional storage and a door providing access to the back garden. Leading through is a spacious living room with dining area which also has a dual aspect and an electric fire set within a marble fireplace.

To the first floor there are two double bedrooms. The main bedroom has views across the village and fitted wardrobes together with an ensuite bathroom which is fully tiled and has a WC, basin, and a shower over the bath. The second bedroom overlooks the gardens at the rear and has a WC and basin. There is a storage loft which is accessed via drop down ladder.

Externally, the property is complemented by ample parking at the front for a number of vehicles together with an EV charging point, and a lawn with a gate leading to the rear garden. The terraced gardens at the rear feature a sun trap patio with ample space for outdoor seating, potted plants and a garden shed. They extend further providing areas of lawn, mixed flower beds, established trees and shrubs which are mostly enclosed by walled boundaries. At the top of the garden there is a decked area from where the far reaching views can be enjoyed across the valley. Uniquely there is also a beck running through the garden with a small waterfall to be enjoyed.

The property to the west of The Stable benefit from a right of way through the gate marked X on the plan in order to access their garden.

Overall, The Stable would make an excellent full time, second or holiday 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.

///centuries.magazine.barman

#### 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

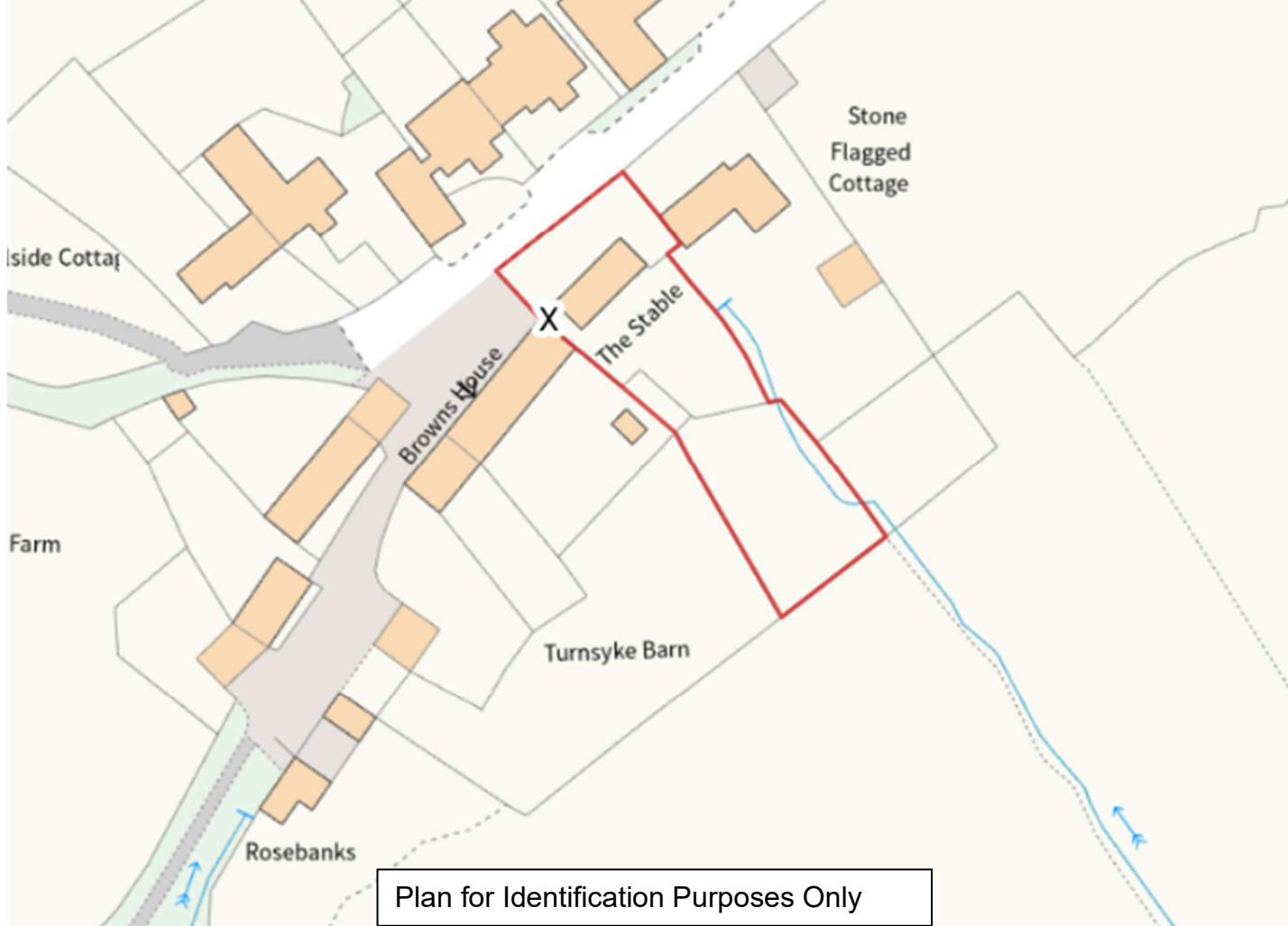
Mains electricity. Mains water. Drainage to a package treatment plant. Oil fired central heating. Broadband connection available.

#### 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

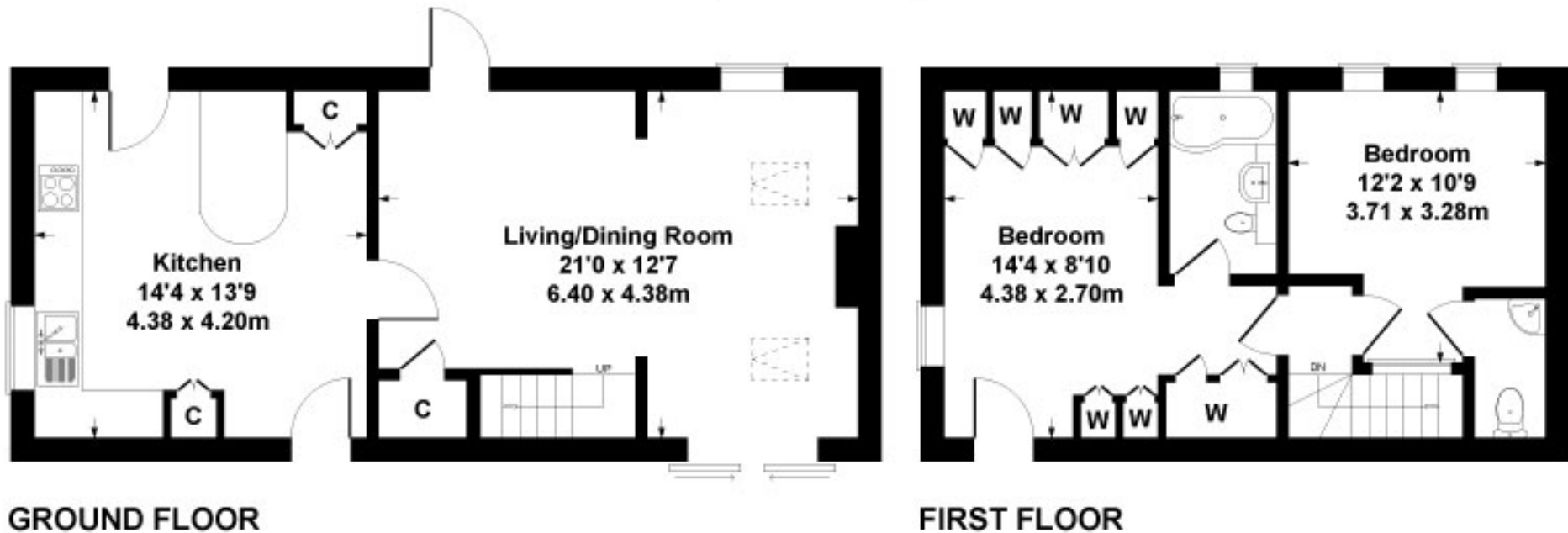




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Approximate gross internal area  
79 sq m - 850 sq ft



## 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

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