



5 Mill Lane

Leeming Village, Northallerton, DL7 9SS



Robin Jessop

A BEAUTIFULLY PRESENTED FORMER VICARAGE SITUATED IN A LARGE PLOT WITH PRIVATE WRAP AROUND GARDENS

- A Period Property
- 5/6 Bedroom Accommodation
- Well Presented Throughout
- Substantial Garage with Parking for Multiple Cars
- Large and Private Wrap Around Gardens
- Accessible Location
- Viewing by Appointment Only
- Offers in Excess Of: £700,000

SITUATION

Leeming Bar 1 mile. A1(M) 1 mile. Bedale 4 miles. Northallerton 6 miles. Thirsk 14 miles. Harrogate 31 miles.

5 Mill Lane is situated in a rural yet accessible position on the southern edge of the large village of Leeming and in close proximity to Leeming Bar which has a local convenience store and public house. The property is strategically positioned close to the A1(M) Coneygarth Junction. It is also close to a number of local market towns including Bedale, Northallerton and Thirsk where there is a wide range of amenities and facilities.

The property is within easy reach of the A684 and A1(M) interchange which makes commuting to the larger centres of Harrogate, York, Leeds and Teesside within reasonable distance.

DESCRIPTION

5 Mill Lane presents an unique opportunity to purchase a substantial former vicarage, set within a mature private garden off Mill Lane.

Upon entering through the original front door, you are welcomed into a spacious hallway that sets the tone for the rest of the property. To the left is a practical boot room and a cloakroom with WC and wash basin. To the right, the formal sitting room features an original fireplace with marble surround, high ceilings with ornate coricing, and large



bay windows with reinstated shutters that flood the room with natural light.

The generous dining room, perfect for year-round entertaining, boasts an original fireplace and beautifully preserved wooden floorboards. Adjacent to this, the cosy snug provides an ideal space to relax, complete with another original fireplace and charming alcoves.

The heart of the home is the recently modernised kitchen, featuring elegant dark navy units, brass hardware, marble-effect worktops, and a Belfast sink. A large central island with breakfast bar seating forms a perfect social hub, while the electric Rangemaster oven is set within a striking brick surround. Integrated appliances include a fridge freezer, dishwasher, and wine fridge. Additional storage is provided by a tall ladder cupboard and separate pantry. Stunning herringbone flooring runs throughout this space, adding warmth and continuity.

The kitchen flows into the conservatory, which opens onto the rear garden via French doors—ideal for indoor-outdoor living. A separate utility room with plumbing for a washing machine completes the ground floor accommodation.

The first floor is accessible via two separate staircases and comprises four generously sized double bedrooms along with a walk-in wardrobe. There is a spacious family bathroom, complete with a freestanding bath, separate walk-in shower, W/C, and wash basin. Additionally, there is a separate shower room providing added convenience for a busy household.

The second floor comprises two generously proportioned attic rooms that have been skilfully designed to maximise space and character. The first has been converted into a charming double bedroom with original exposed beams and views over the rear garden. The second attic room is a versatile space, ideal for use as a playroom, home office, or additional bedroom.

Externally, 5 Mill Close is approached via a gravel driveway offering ample off-road parking. To the front of the property, a detached brick-built double garage provides further parking or excellent workshop potential. The garage is accessible from the private courtyard, which serves as a delightful space for alfresco dining or relaxing in the sun.

The extensive rear garden is predominantly laid to lawn and bordered by mature trees and established hedgerows, creating a private setting with picturesque countryside views beyond. A variety of useful outbuildings are situated within the grounds, including a coal shed, log store, and potting shed, offering practical storage.

Set within generous and beautifully maintained grounds, this unique home presents a rare opportunity for buyers seeking space, character, and a peaceful village lifestyle with charming rural surroundings.



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

///earpiece.dazzling.suspended

FIXTURES & FITTINGS

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

PLANNING

Please note that the property has planning permission granted for an extension. The planning reference is -

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band F.

SERVICES

Mains electricity. Mains water. Mains Drainage. Mains Gas. Broadband connection available.

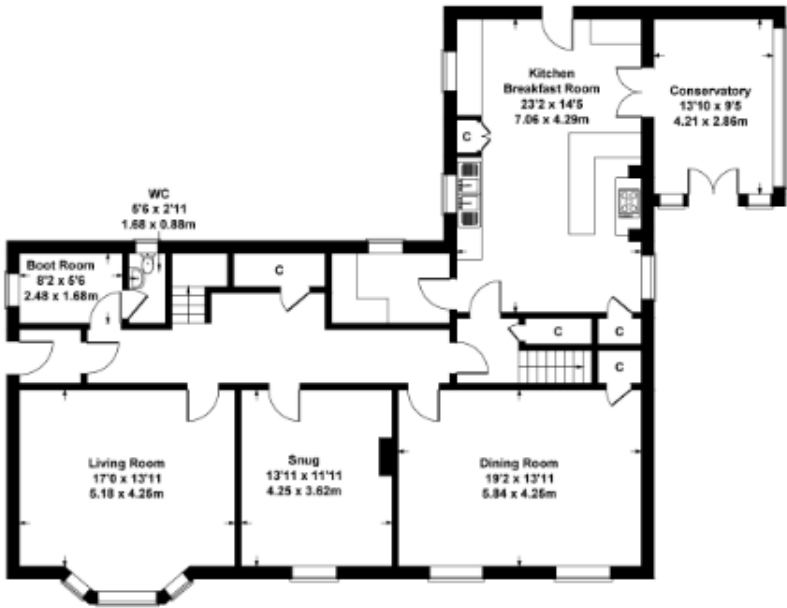
LOCAL AUTHORITY

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

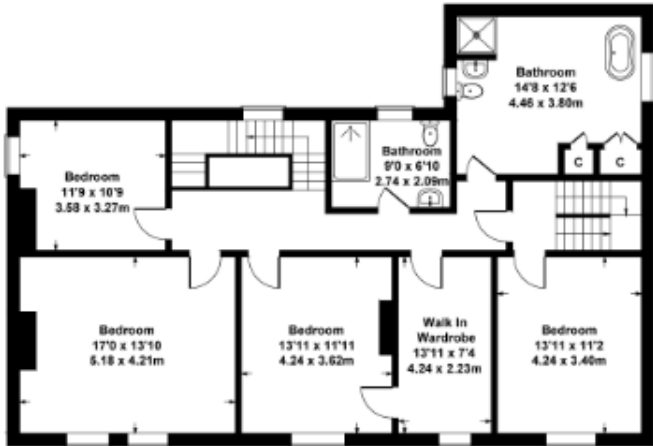


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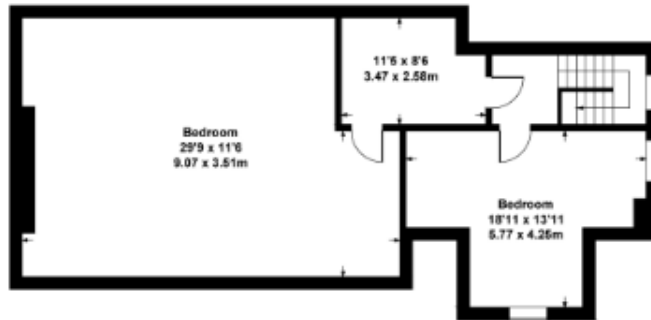
Approximate gross internal area
House - 363 sq m - 3907 sq ft
Total - 363 sq m - 3907 sq ft



GROUND FLOOR



FIRST FLOOR



SECOND 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.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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