

# The Warren

## Carperby, Leyburn, North Yorkshire, DL8 4DW

RobinJessop

# A DECEPTIVELY SPACIOUS CHARACTER PROPERTY IN A QUIET EDGE OF VILLAGE LOCATION WITH STUNNING VIEWS

- Traditional Stone Built Detached House
- Three Double Bedrooms
- Three Reception Rooms
- Pretty Gardens Adjacent Open Fields
- Stunning Views
- Off Road Parking
- Guide Price Range: £375,000 - £400,000

**SITUATION**

Leyburn 8 miles. Hawes 10 miles. Bedale 19 miles. Northallerton 27 miles. Teesside 46 miles. Leeds Bradford & Newcastle Airports are approximately an hour and thirty-minute drive.

The Warren is peacefully located in a small hamlet known as Ballowfields, between the villages of Carperby and Askrigg.

Carperby is a popular Dale's village and benefits from a public house and village hall that runs various clubs and events. It is a short drive from the nearby market towns of Leyburn and Hawes and the location is very accessible and makes commuting to the larger centres of Northallerton, Teesside and Harrogate within reasonable distance.

**DESCRIPTION**

The Warren is an attractive stone built detached house located a mile outside of Carperby. The property stands well on The Straights road which makes the property very accessible. The property enjoys excellent views of Lady Hill and Lower Wensleydale.







The property is entered into via a useful porch which leads into the living room. The living room features an open fire set within a traditional fireplace, the stairs leading up to the first floor and dual aspect windows making is light and airy. There is a dining room which could be used as a home office, a fitted kitchen with a range of units together with an oven, ceramic hob and space for a dining table. This leads into a utility room with plumbing for a washing machine and a stable door leading out to the garden.

Also, on the ground floor is a garden room which could be used as a bedroom if required, and a separate wet room with WC, basin and a walk in accessible shower.

To the first floor there are three double bedrooms, each enjoying a lovely outlook and a house bathroom with a WC, basin and bath with electric shower over.

Externally the property is complemented by a good sized sheltered garden which is adjacent open fields and features a range of mature trees and shrubs. There is a lawn area with patio for seating and a gravelled area for additional parking if required. Usefully there is an open fronted store and stone built store providing excellent storage.

The Warren would make an excellent full-time holiday home in a popular part of the Yorkshire Dales National Park.

**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
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. ///snipped.treetop.cloud

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

TENURE
Freehold with vacant possession.

BOUNDARIES
The boundaries of the property are shown edged red on the plan within this brochure.

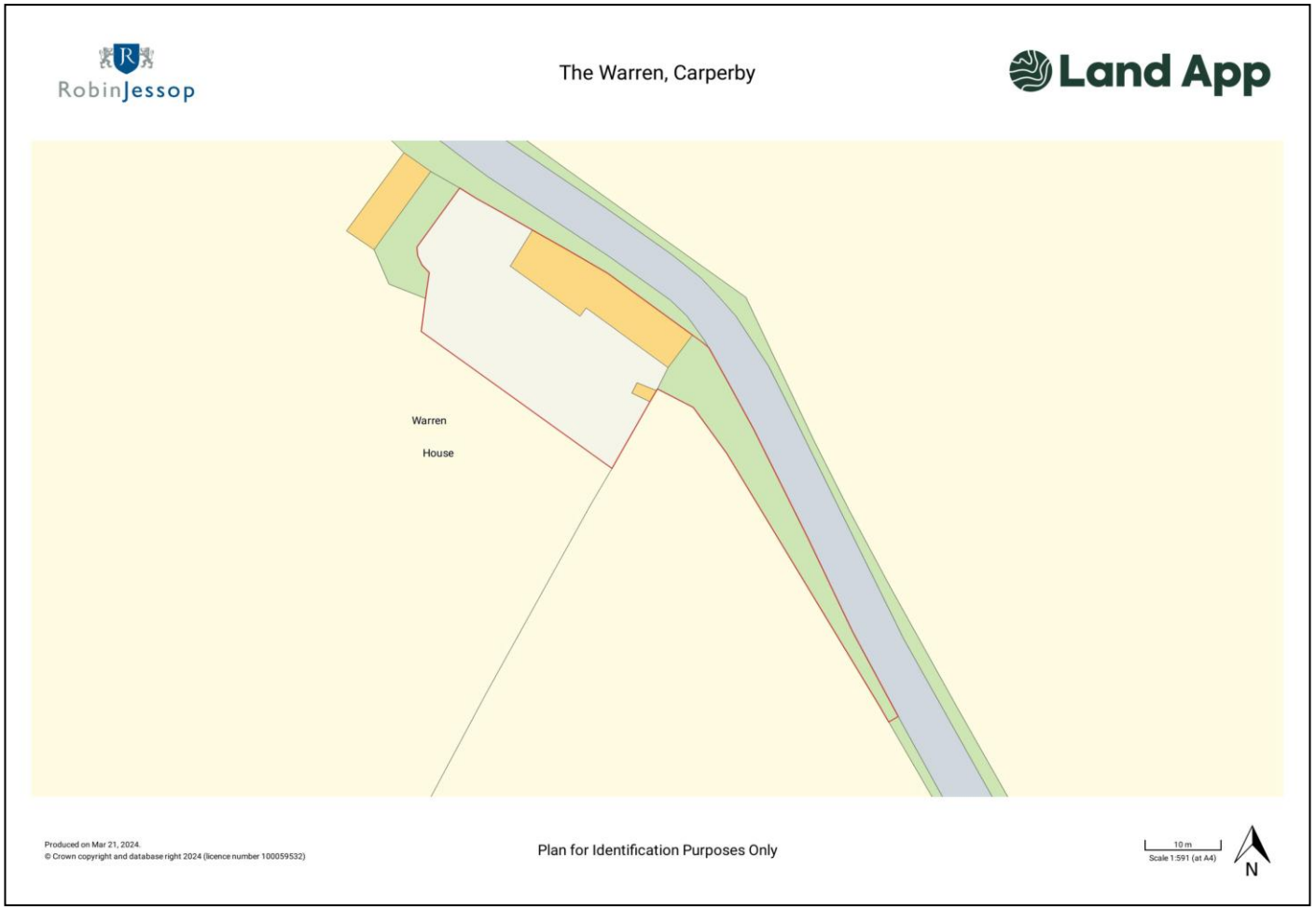
COUNCIL TAX
Band E.

AGENT NOTE
Please note that a Grant of Probate will be required before completion can take place on this sale. Further details can be obtained from the office.

SERVICES
Mains electricity. Private water supply. Drainage to a septic tank. Oil fired central heating. Broadband connection available.

LOCAL AUTHORITY
North Yorkshire Council, Mercury House, Station Road, Richmond, DL10 4JX. TEL.01748 829100

LOCAL PLANNING AUTHORITY
Yorkshire Dales National Park Authority, Yoredale, Bainbridge, Leyburn, North Yorkshire, DL8 3EL. Tel: 01969 652300

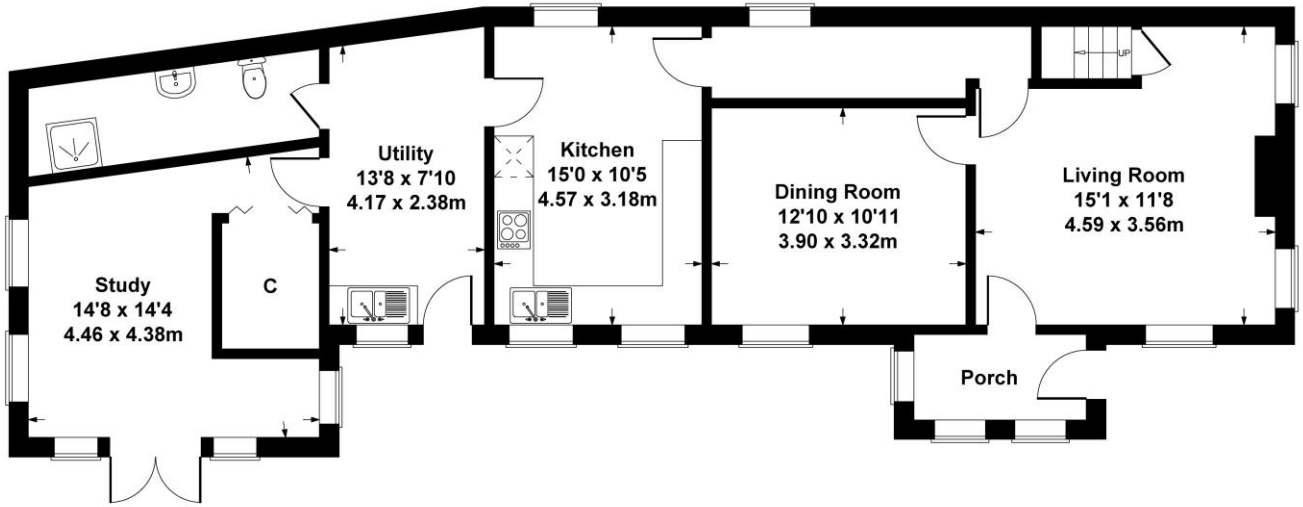




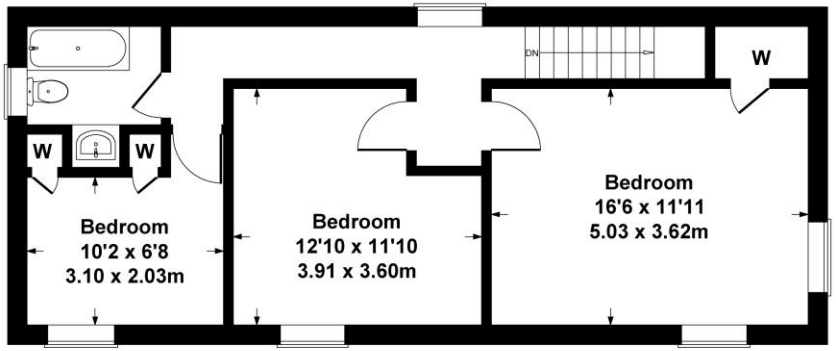



# The Warren, Carperby

Approximate gross internal area
150 sq m - 1615 sq ft




GROUND FLOOR

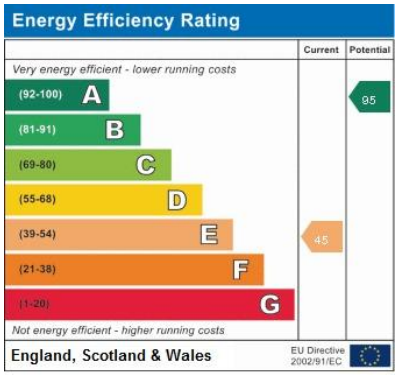



FIRST FLOOR

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




Reference:
The Warren


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