



Pinfold Cottage

Carlton, Leyburn, North Yorkshire, DL8 4AY



Robin Jessop

A STUNNING DOUBLE FRONTED COTTAGE SITUATED IN THE CENTRE OF CARLTON WITH LARGE GARDENS

- Double Fronted Stone Built Cottage
- Immaculately Presented
- Three Double Bedrooms
- Stunning Views
- Large Garden Adjacent Open Fields
- Useful Store
- On Street Village Parking
- Guide Price: Offers in Excess of £400,000

SITUATION

Leyburn 6 miles. Bedale 15 miles. Richmond 15 miles. Access to A1(M) at Leeming Bar (18 miles). Northallerton 23 miles. (All distances are approximate).

The property is pleasantly situated in the centre of the village, set back from the through road between Middleham and Kettlewell.

The village of Carlton in Coverdale is located in the heart of the Yorkshire Dales National Park. It has a fine country pub with restaurant, village hall and an active community. The thriving market town of Leyburn is situated approx. 6 miles away with a weekly local market. Local primary schools are Middleham and Leyburn with secondary schools at Leyburn and Richmond.

DESCRIPTION

Pinfold Cottage is an attractive, stone built double fronted cottage which is situated in the centre of Carlton in Coverdale. The property benefits from being fully double glazed, having oil fired central heating and is immaculately presented to exacting standards, having been well maintained and updated during the vendors ownership.

The property has an oak floor running throughout the ground floor with oak features including doors and beams found throughout. The property is entered into the living room which



features a beamed ceiling, a multi fuel stove set within a brick and stone surround. There is a window to the front and an alcove with shelving. There is a well-equipped kitchen diner which has a good range of quality fitted wall and base units which are complimented by granite worktops with an oak breakfast bar. Integrated appliances complete the kitchen with an oven and grill, under counter fridge and dishwasher. There is also ample space for a dining table. Also, on the ground floor is a utility room providing access out to the side, and a cloakroom with WC and basin.

To the first floor there are three well-proportioned double bedrooms each of which enjoys a lovely outlook and one with a basin, and a house bathroom which is tiled with a WC, bath, basin and shower cubicle.

The property is complemented externally by a generous rear and side garden which is mostly laid to lawn with flower beds and established trees and shrubs. There is a patio area together with a useful stone-built store which has electric and water allowing potential for conversion into a laundry room if required. The generous side gardens could be landscaped to allow for off road parking or extension of the property, subject to obtaining the necessary planning consents. To the front there is a further area with planters and space for seating.

The property will appeal to a wide range of purchasers including a family house, second home or potential holiday let.

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.

///outer.differ.bypassed

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. Mains drainage. Oil fired central heating.

BROADBAND

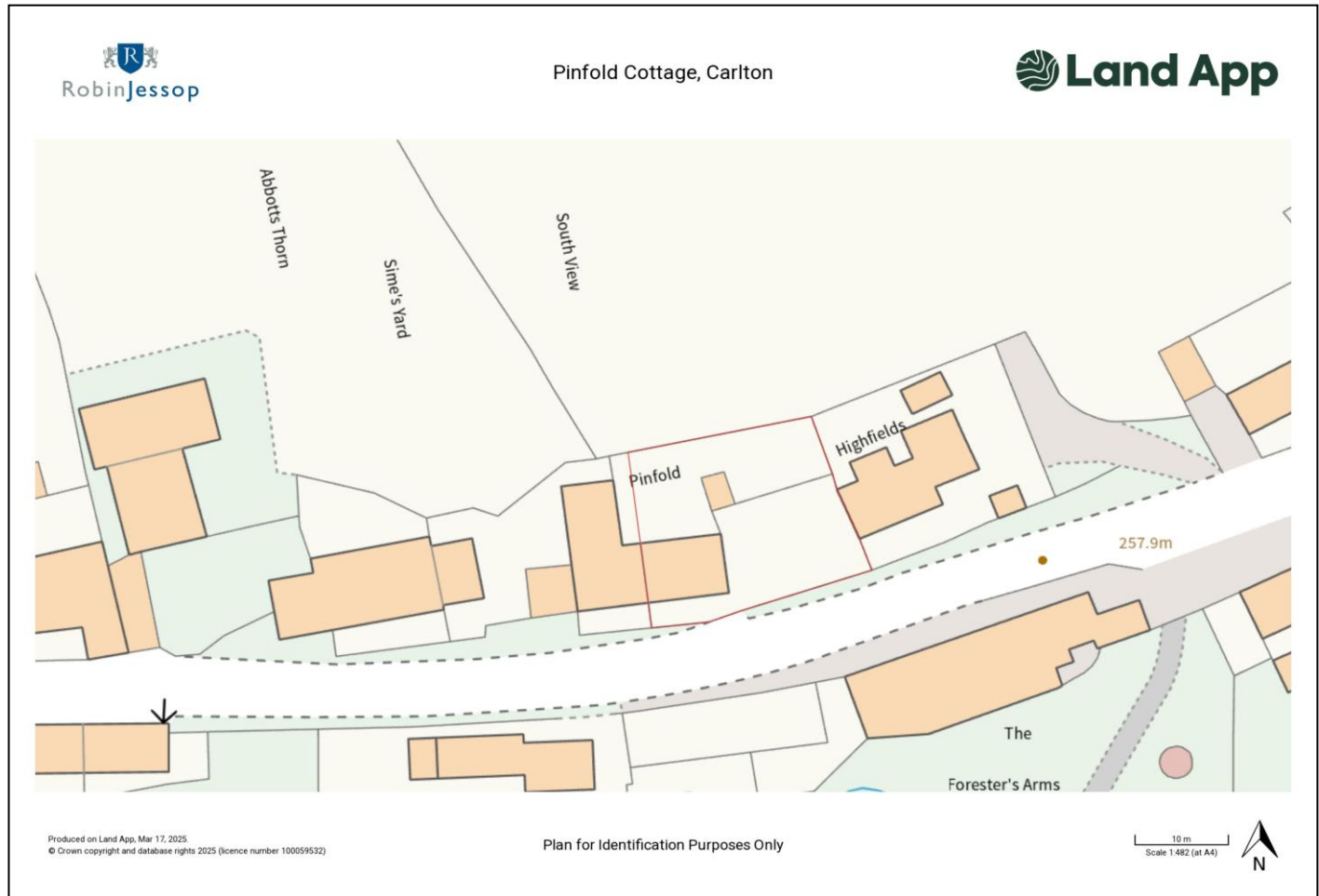
High speed connection available.

LOCAL AUTHORITY

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

LOCAL PLANNING AUTHORITY

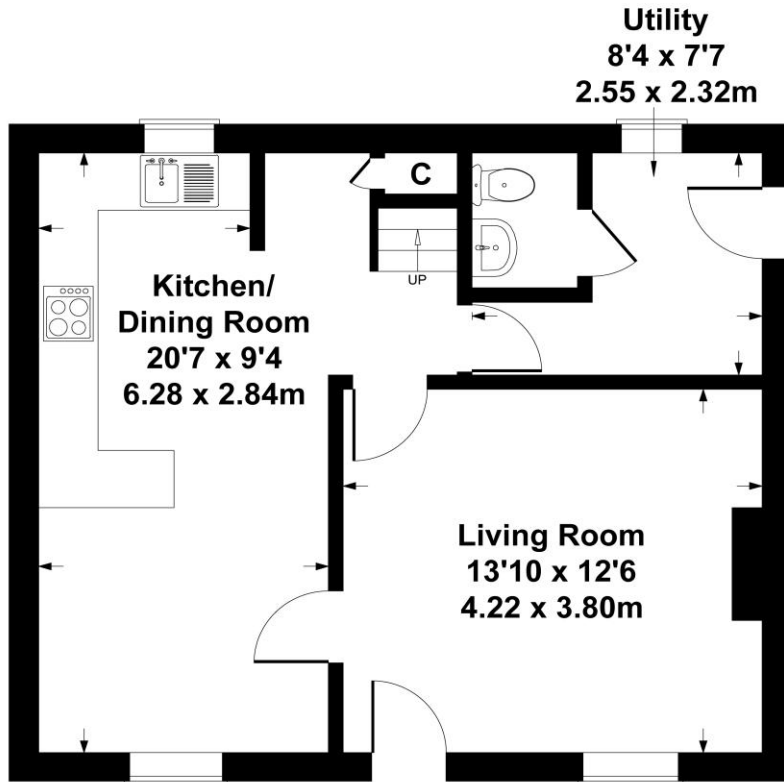
Yorkshire Dales National Park, Yoredale, Bainbridge, Levburn.



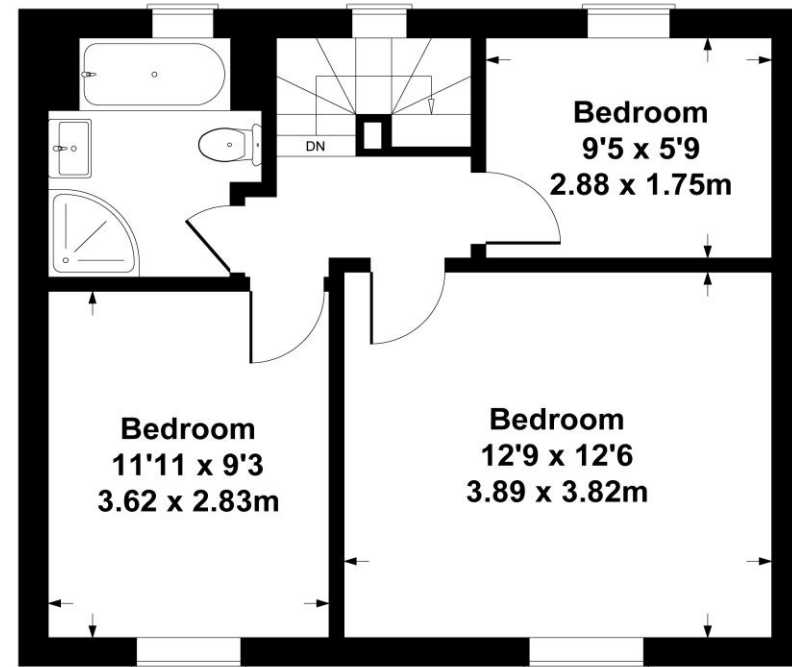
Pinfold Cottage, Carlton, DL8 4AY

Approximate gross internal area
House 91 sq m - 980 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		60
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC
<small>WWW.EPC4U.COM</small>			



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.

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