J.R. HOPPER & Co. Est. 1886



BELLERBY • DL8 5QH

Elcot House

Guide Price £365,000 - £400,000

4 D

AT A GLANCE

- Spacious Detached Property
- Full Renovation Required
- 4-5 Double Bedrooms
- Two Generous Reception Rooms
- Ground Floor Study / Bedroom 5
- Bathroom & Ground Floor WC
- Mains Gas Central Heating & Double Glazing
- Front & Rear Gardens
- Large Double Garage & Ample Parking
- Lovely Village Location

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THE PROPERTY

Spacious Detached Property

Elcot House, situated in the highly sought-after village of Bellerby, is a substantial detached family home offers spacious and versatile accommodation, generous gardens, and delightful views across open fields to the rear.

The property is in need of full renovation throughout, though presents an excellent opportunity for buyers to create a superb long-term family home tailored to their own tastes.

Bellerby is a picturesque and highly desirable Yorkshire Dales village, located just one mile from the thriving market town of Leyburn. The village offers a welcoming community, an excellent public house, village hall and church, whilst Leyburn provides a wide range of everyday amenities including shops, cafés, schools, medical facilities and leisure amenities. The area is renowned for its beautiful countryside, excellent walking and cycling routes, and easy access to both the Yorkshire Dales National Park and the A1(M), making it an ideal location for families and commuters alike.

to the ground floor, the accommodation comprises two spacious reception rooms, a generous kitchen, and WC, along with a versatile ground floor study which could equally serve as a fifth bedroom, making the property well suited to multi-generational living or those working from home. The first floor comprises of 4 double bedrooms and a family bathroom.

Externally, the property benefits from a large double garage, ample off-road parking, and attractive front and rear gardens. The rear garden enjoys an open aspect overlooking neighbouring fields, providing a pleasant rural outlook.

Further benefits include mains gas central heating and double glazing throughout.

Offering generous proportions, a sought-after village setting and enormous potential, this is a rare opportunity to acquire a fantastic family home in one of Wensleydale's most desirable villages.

> *“Full Renovation Required*

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GALLERY

Every room, inside and out

















Produced 29 October 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy of all information.

GALLERY









REQUEST THE VIDEO VIEWING

Interest piqued? Here's what's next.

Photographs got you this far — we picked them so they would. Our private video viewings take you further: one of our viewers will walk and talk you through Elcot House properly, inside and out, room by room, pointing out every feature and every issue as they go.

Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.

ASK FOR THE
VIDEO VIEWING

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THE ACCOMMODATION

A room-by-room schedule

Set out floor by floor, as a plan would read it — from the entrance hall through to the gardens beyond.

01 GROUND FLOOR

Entrance Hall

Spacious entrance hallway. Fitted carpet. Wall mounted radiator. Understairs cupboard. Integral window to lounge. Partly panelled walls.

Living Room

Spacious living room. Fitted carpet. Coved ceiling. 2 wall mounted radiators. Window to front and back.

2nd Reception room

Spacious room. Fitted carpet. Coved ceiling. Exposed stone wall. Wall mounted radiator. Window to front.

Study / Bedroom 5

Ideal home office, play room or fifth bedroom. Good double room. Fitted carpet. Coved ceiling. Wall mounted radiator. Window to front.

WC

Tiled floor. Coved ceiling. Wash basin. WC. Heated towel rail. Frosted window to side.

Kitchen Diner

Generous sized kitchen diner. Tiled floor. A range of wall and base units. Stainless steel sink and drainer. Free standing double electric oven with gas hob. 2 windows to rear with lovely views. Door leading to side porch.

Rear Porch

Tiled floor. Exposed stone wall. Gas combi boiler. Access doors to front, rear garden and garage. External water tap.

02 FIRST FLOOR

Landing

Fitted carpet. Partly panelled walls. Loft hatch.

Bedroom 1

Good double bedroom. Fitted carpet. Coved ceiling. Wall mounted radiator. Built in wardrobes. Windows to front.

Bedroom 2

Large double bedroom. Fitted carpet. Wall mounted radiator. Window to front.

Bathroom

White suite. Fitted carpet. Fully tiled walls. Bath. Wash basin. WC. Enclosed shower. Heated towel rail. Frosted window to rear.

Bedroom 3

Good double bedroom. Fitted carpet. Wall mounted radiator. Wash basin sat in vanity unit. Window to rear with lovely views.

Bedroom 4

Small rear double room. Fitted carpet. Wall mounted radiator. Wash basin sat on vanity unit. Window to back with views across the fields.

03 OUTSIDE

Front garden

Spacious grounds, with ample parking. Bordered with established shrubs and mature bushes. Stone flagged patio.

Back garden

Private enclosed garden enjoying lovely open views across the surrounding fields, featuring a stone-flagged patio and a lawned garden bordered by established trees and shrubs, creating a private and peaceful outdoor space.

Double garage

Large double garage with power and light. Built in units. Stainless steel sink and drainer. Plumbing for washing machine. Consumer unit. Window to side. Up and over door.

04 AGENTS NOTES

Services

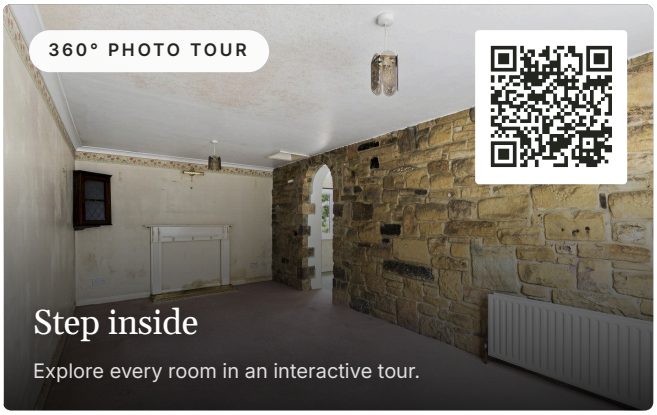
Mains gas central heating. Mains water, drainage and electrics. Flood Risk: Very Low with no known history of flooding. Broadband: Basic 7 Mbps Superfast 66 Mbps

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ONLINE ONLY

There's more on the website

Tours, video and paperwork don't fit on paper. Point your phone's camera at a code — or tap it, if you're reading this on a screen.





DOCUMENTS & LINKS

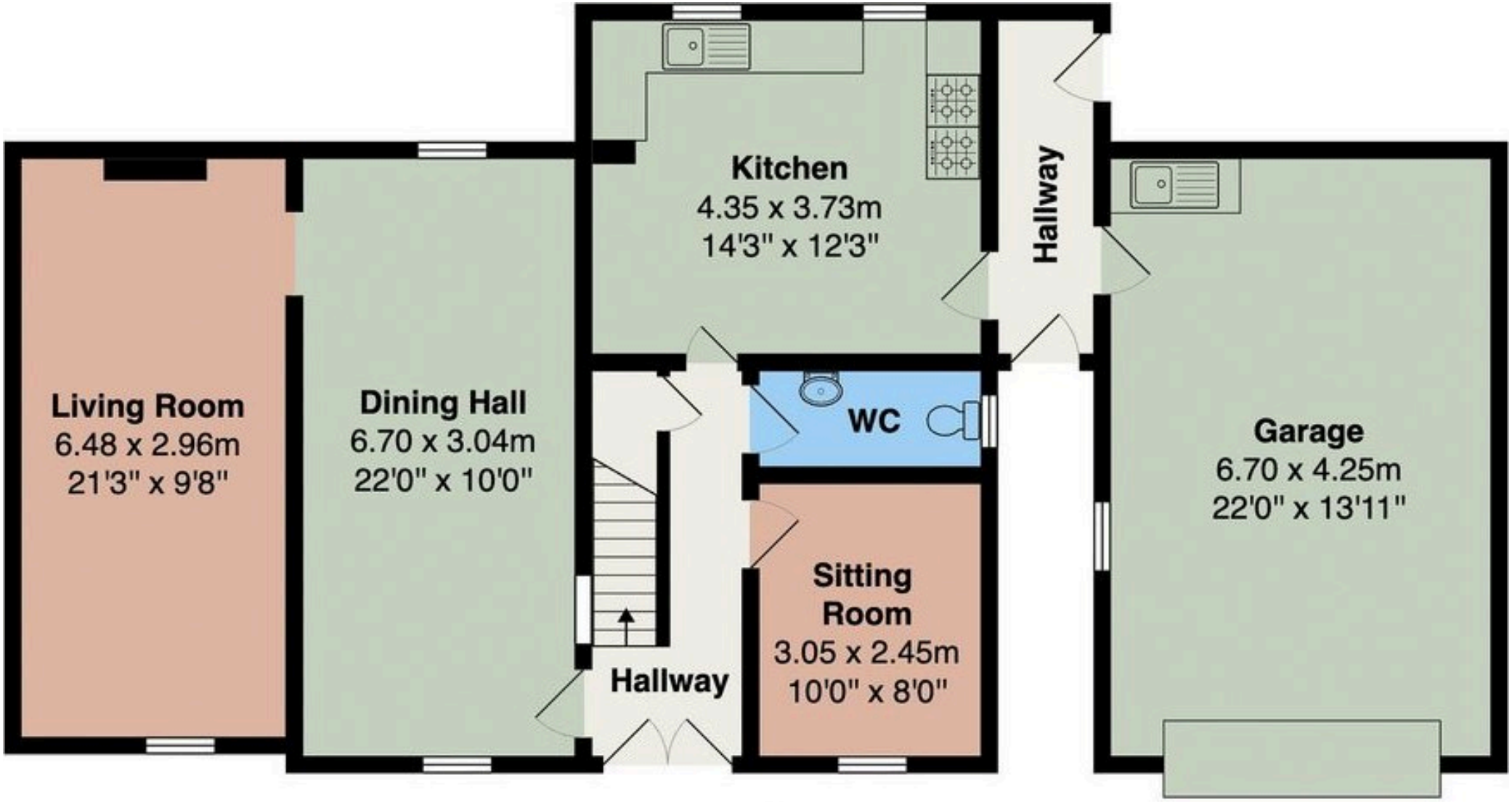
EPC - 13th August 2026

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4-5 Double Bedrooms

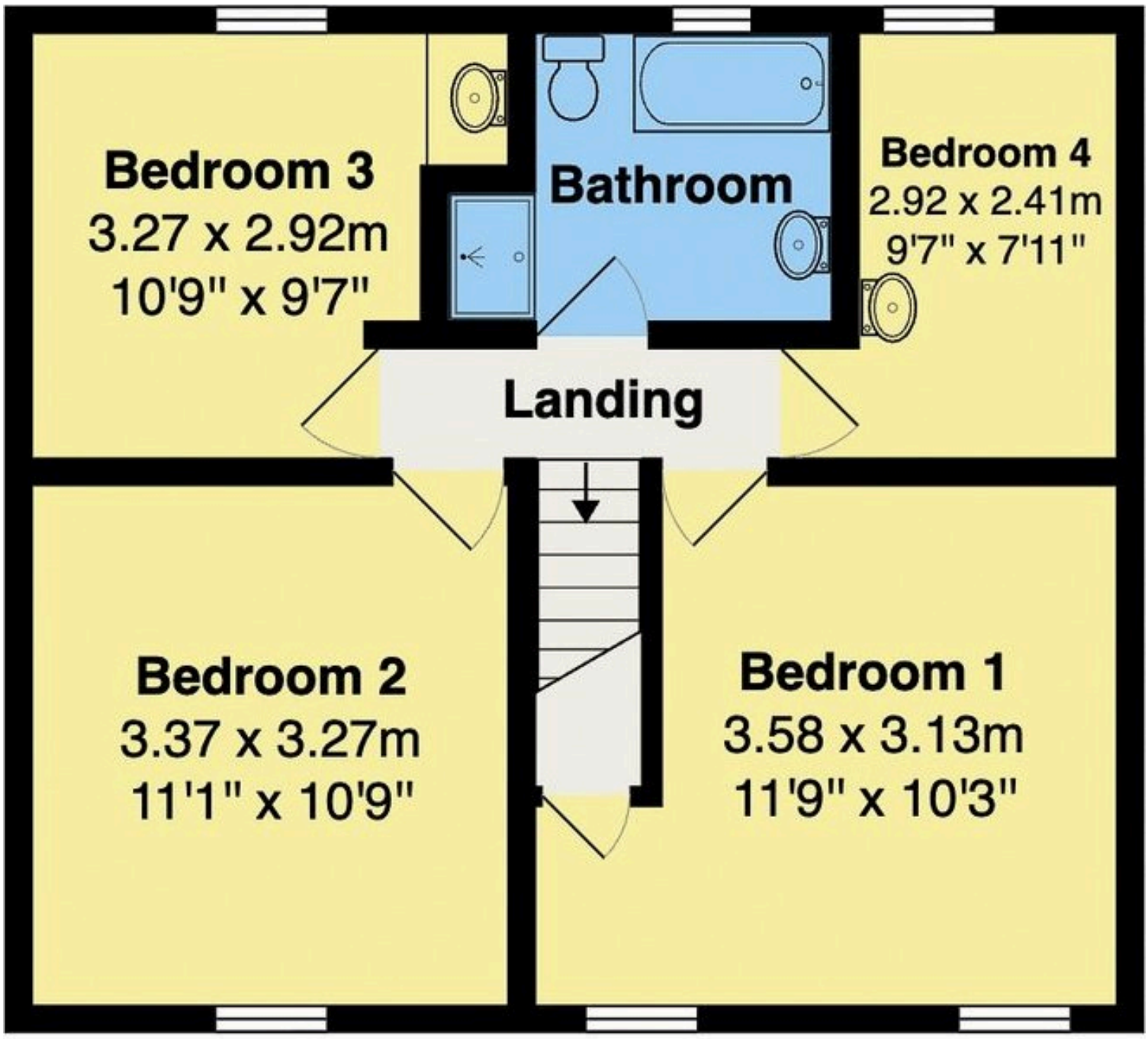
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Ground Floor

Area: 82.7 m² ... 890 ft²

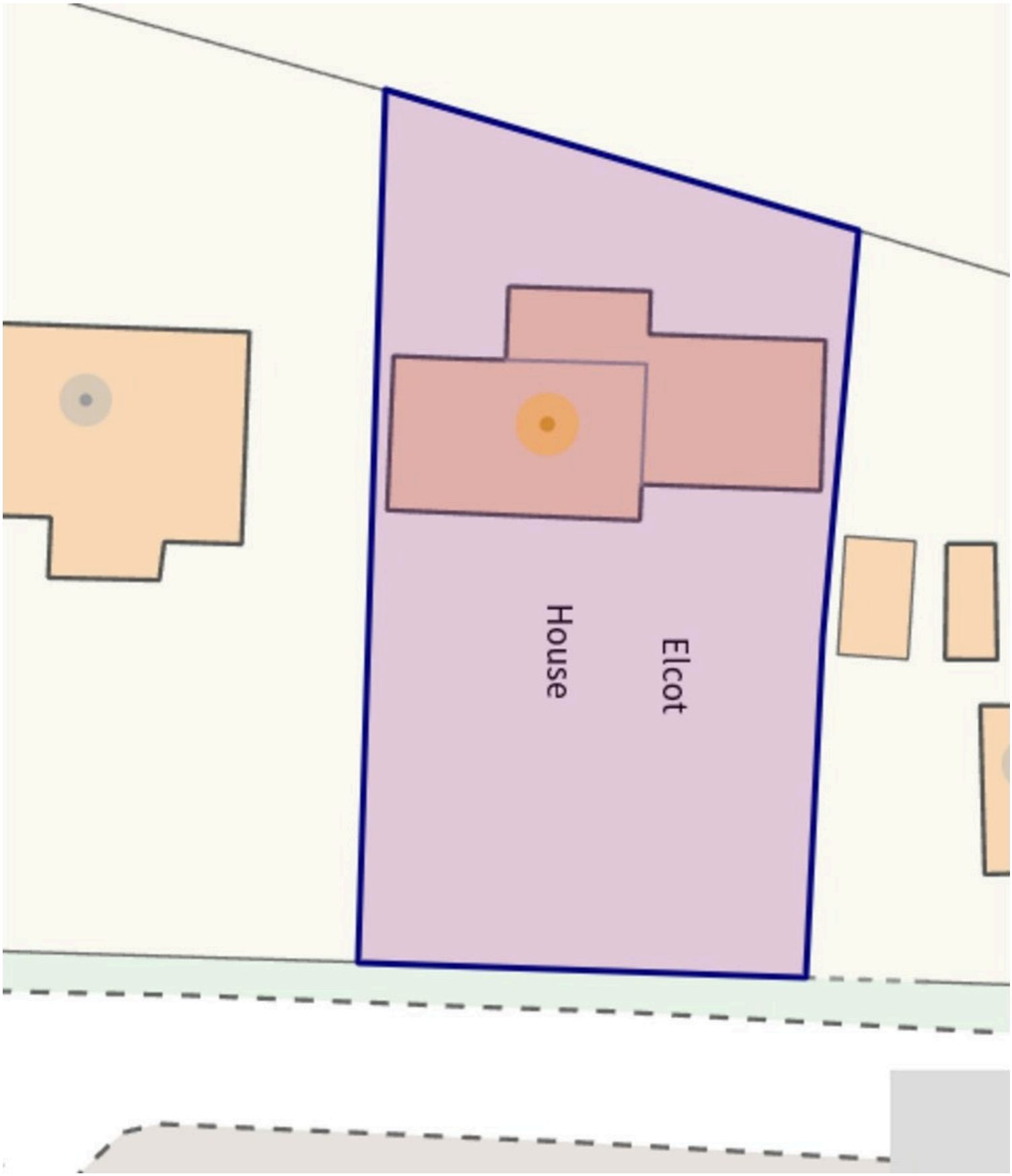
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First Floor

Area: 50.0 m² ... 539 ft²

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