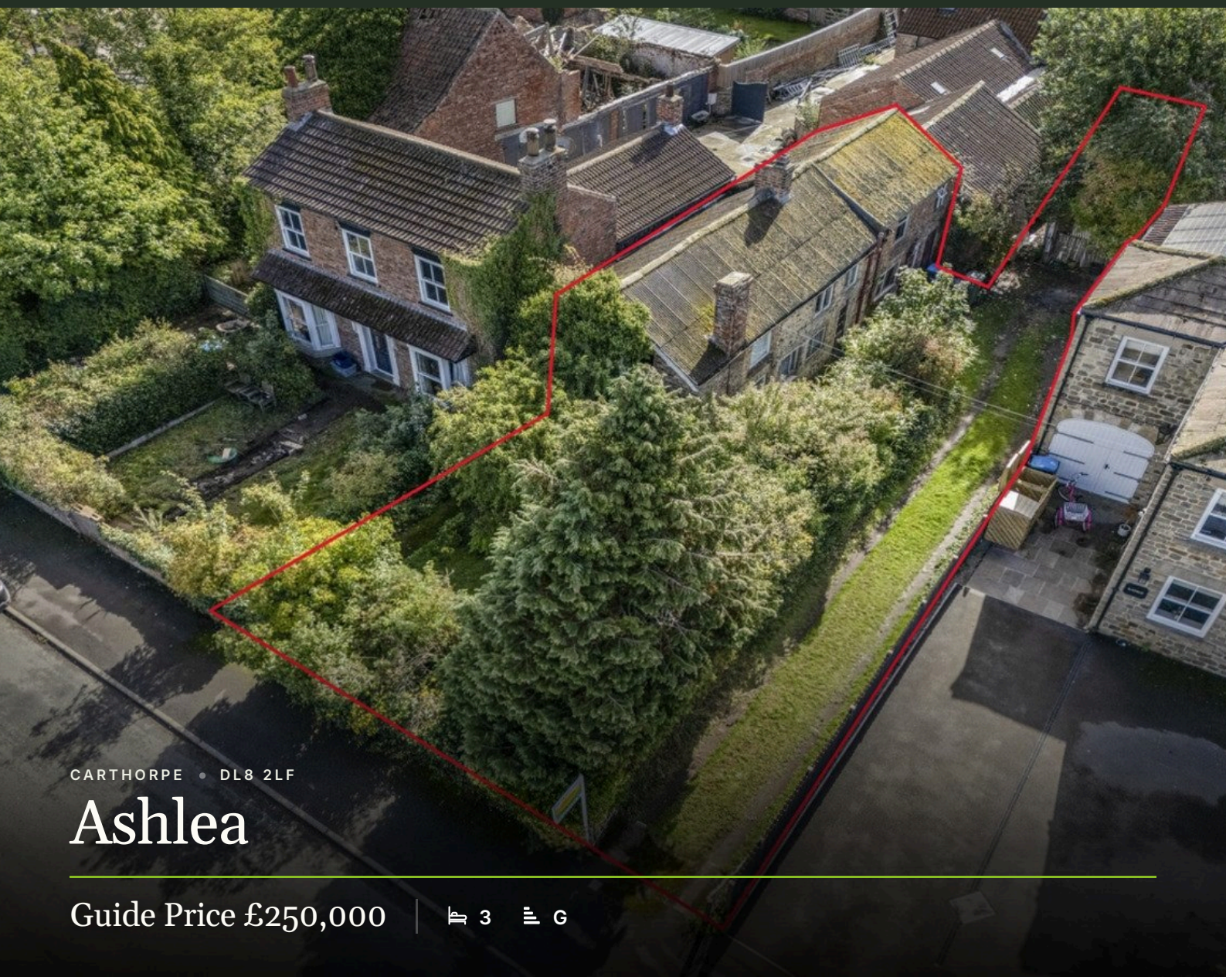
J.R. HOPPER & Co. Est. 1886



CARTHORPE • DL8 2LF

Ashlea

Guide Price £250,000 | 3 | G

AT A GLANCE

- Detached Character Cottage In Quiet Village Location
- Renovation Project on Extensive Plot
- 3 Double Bedrooms, Scope for Bathroom
- 2 Reception Rooms
- Kitchen
- Utility Room
- Chain Free
- Garden & Parking
- Outbuilding
- Ideal Investment Property Or Family Home

LEYBURN 01969 622936 | HAWES 01969 667744 | SETTLE 01729 825311 | KIRKBY STEPHEN 01768 258002

Central Chambers, Market Place, Leyburn, DL8 5BD · enquiries@jrhopper.com · www.jrhopper.com

THE PROPERTY

Detached Character Cottage In Quiet Village Location

Ashlea is a detached cottage in need of a full renovation, located in the peaceful village of Carthorpe, just a short drive from the popular market town of Bedale.

Carthorpe is a small village, and home to the Fox and Hounds public house, a community hall and the post office van that visits weekly, the nearest town of Bedale is approx. 4 miles away and offers a wide range of amenities including independent shops, restaurants, cafes, schools, churches, and essential services such as doctors and dentists. The town has benefited in recent years from the construction of a bypass, providing easy access to the A1(M) and making commuting more convenient. Northallerton, which is also nearby, offers an Intercity rail link with direct connections to major cities including York, Leeds, and London. Often referred to as the gateway to the Yorkshire Dales.

The property presents fantastic scope and currently to the ground floor you enter via an entrance hallway which leads to a living room with an open fireplace, a dining room also with an open fire, a kitchen, and a separate utility room. On the first floor, there are three generously sized double bedrooms and space available to install a family bathroom.

Set on a generous plot, this detached home offers an exciting opportunity for renovation or redevelopment (subject to the necessary consents). To the front, the garden is laid to lawn and bordered by mature trees, offering a pleasant and private outlook. To the side and rear are low-maintenance areas which provide ample space for parking or could be landscaped further. A detached outbuilding also sits within the grounds, offering potential for storage, a workshop, or further development, subject to the necessary consents.

Ashlea requires full renovation throughout but represents an exciting opportunity to create a characterful and spacious family home in a desirable and well-connected rural location.

> *Renovation Project on Extensive Plot*

J.R. Hopper & Co. is a trading name for J.R. Hopper & Co. (Property Services) Limited Registered: England No. 3438347.
Registered Office: Hall House, Woodhall, DL8 3LB. Directors: L.B. Carlisle, E.J. Carlisle.

GALLERY

Every room, inside and out

















Produced 9 November 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 Ashlea 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

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 - 28th October 2025

PDF · 0.10 MB

NYK276512 - 27th January 2026

PDF · 0.15 MB

Produced 9 November 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.

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

Living Room

Concrete flooring. Exposed beams. Wooden fireplace with open fire. Two windows over dual aspects. Glazed wooden external door to the front of the property.

Dining Room

Concrete flooring. Exposed beams. Stone fireplace with open fire. Two windows to the side of the property.

Hall

Concrete flooring. Exposed brick walls. Glazed wooden external door to the side of the property.

Kitchen

Spacious room. Concrete flooring. Exposed beams. Exposed brick walls. Stainless steel sink and drainer. Two windows to the side of the property.

Utility Room

Concrete flooring. Exposed beams. Exposed brick walls. Original wall niche. Glazed wooden external door to the rear of the property.

02 FIRST FLOOR

Overview

Bedroom One

Bedroom Two

Floorboards. Pitched panelled ceiling with exposed beams. Two windows over dual aspects.

Bedroom Three

Floorboards. Pitched panelled ceiling with exposed beams. Built in cupboard. Three windows over dual aspects.

03 OUTSIDE

Front

Enclosed garden with mature trees. Pathway from a gate at the front around to the side of the property.

Side

Lane from the roadside down the side of the property. Ample parking for multiple vehicles. Access to the detached outbuilding.

Rear

Low maintenance patio area with detached out building and mature trees.

04 AGENTS NOTES

Services

Mains electric, water and sewerage, this property will need everything renewing throughout. A full renovation is needed. Flood Risk: Very Low - with no known history of flooding. Broadband: Basic 1 Mbps Superfast 80 Mbps

What3Words

///cyber.skyrocket.torch

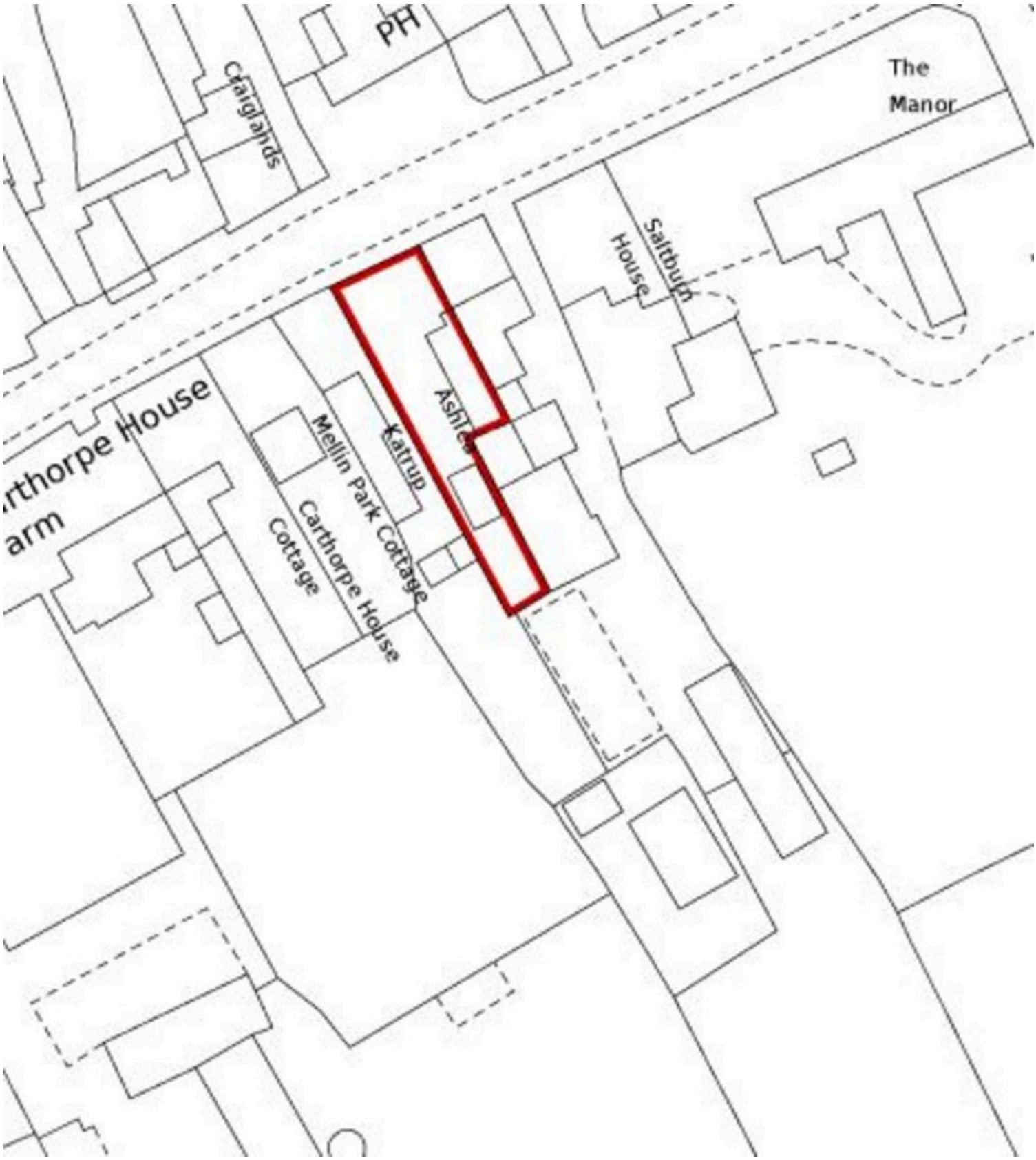
Produced 9 November 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy of all information.



Total floor area 132.2 sq.m. (1,423 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, areas, opening and orientations are approximate and do not form any part of any agreement.



This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, areas, opening and orientations are approximate and do not form any part of any agreement.