

School House

Constable Burton, Nr Leyburn, North Yorkshire, DL8 5RG



Charming detached Dales house with 3 double bedrooms, 2 bathrooms (1 en-suite), 3 reception rooms, conservatory, and workshop in this sought-after village close to the market town of Leyburn.

Leyburn 3 miles, Bedale 7 miles, A1 8 miles, Northallerton Train Station 14 ½ miles.

GUIDE PRICE
£549,950



The House

School House, as the name suggests, was the Schoolmistress's cottage for the school next door. The cottage has been recently updated with a new central heating system throughout, new floor coverings, newly fitted kitchen and bathroom and full redecoration. It has bags of character, with beamed ceilings and oak ledged and brace doors, and has plenty of space on the ground floor with 3 reception rooms and a conservatory. The gardens wrap around the property and add to the charm of the cottage, and the kitchen is a particular delight. With spacious rooms and double glazing throughout, this property is one not to be missed.

A path leads from the village green across the garden to the front door with an open wooden porch. The snug is the first room you come to, with its dual aspect and open fireplace with a stone hearth and multi-fuel burner in situ. Wooden beams add to the charm of this room. The formal sitting room has open beams, views over the garden, and double doors to the conservatory. The dining room also has open beams – it is situated off the sitting room and has an understairs cupboard and display shelving. The conservatory is a delight and brings the garden into the house, with doors to the sitting room, snug and garden. The kitchen has a great range of base and eye-level units, with ample quartz worksurfaces incorporating an electric hob with an extractor fan above, as well as a 1½ bowl sink unit. There are several integrated appliances – eye-level electric oven, microwave, dishwasher, washing machine, separate dryer and a standalone American-style fridge/freezer. There is also a useful breakfast bar, a cupboard housing the wall mounted LPG gas boiler, and a door to the garden with outside dining area. First floor:- landing with a loft access hatch to the fully insulated roof space. Bedroom 1 has views over the garden and an en-suite shower room with a shower cubicle, wash hand basin set in a vanity unit, low level WC, part tiled walls, and a heated towel rail. There is a further door to a walk-in wardrobe with hanging rail and shelves. Bedroom 2 is a dual aspect room with views over the garden and fields beyond, 2 large double built-in wardrobes, and 2 sets of built-in shelves. Bedroom 3 has views over the garden and an airing cupboard housing the hot water tank. The family bathroom is wall-panelled beneath a dado rail, and has a large bath, separate shower cubicle, pedestal wash

hand basin with a medicine cupboard and lighting above, wall mounted heated towel rail, and a low-level WC. There is also a large store cupboard with additional display shelving.

Outside

The gardens wrap around the cottage. There are two main garden areas - one laid to lawn with a mature beech hedge, stocked borders, a dining terrace, and double doors to the conservatory - and the other is a slightly larger garden laid to lawn, with well stocked borders, soft fruit trees, mature beech hedge, and rose arch through to a utility area housing the greenhouse, garden tool shed, and LPG tank. There is access right around the cottage and to the side is a substantial, fully insulated, double-glazed workshop with workbench, storage, lighting, electrical connections, and heating. This area also has a useful bin storage area and large log and coal stores.

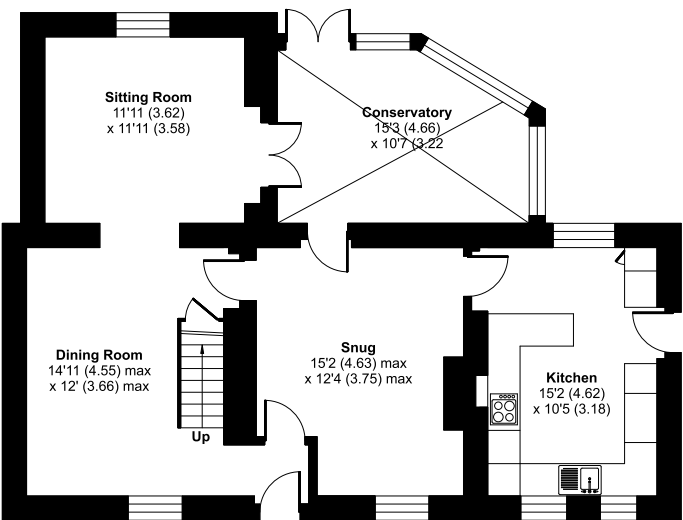
Location

School House is situated in the middle of the village with views over the village green and children's play area, and the countryside beyond. There are walks from the door and the opportunity to be part of village life, which congregates around the village Reading Room. Constable Burton is an historic North Yorkshire village mentioned in the Domesday Book. It is known for Constable Burton Hall and Gardens, as well as having historic links to the heritage Wensleydale Railway with its newly restored Victorian signal box. The village is well served by the excellent local pub, The Wyvill Arms. The Market town of Leyburn is close by, with excellent local shops - including the famous family-run Campbells store and a weekly market. There is a range of excellent senior schools in the local area, both private and public, and the A1 is just over 8 miles away, allowing for access to the major towns and businesses of the North East. The railway station at Northallerton is 14.5 miles away and provides excellent access to the National Rail Network with direct links to London Kings Cross and Edinburgh. The racecourses of Catterick, Thirsk, and York are all within easy distance. The countryside around Constable Burton offers delightful riding, cycling and walking opportunities and has many local attractions, not least the beautiful hills and scenery of Wensleydale and Swaledale.

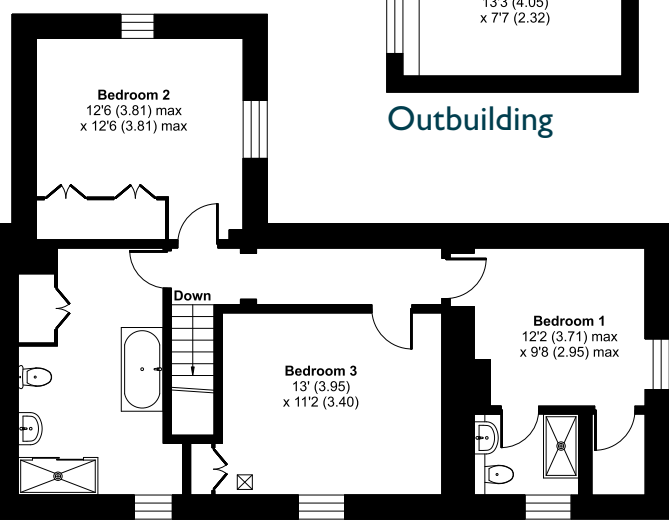


FLOORPLANS

Ground Floor



First Floor





Services

Mains water, drainage and electricity, with heating and hot water via a recently installed LPG boiler.

Council Tax

Council tax is band "E" and payable to North Yorkshire Council.

Tenure and Possession

The property is offered for sale freehold and with vacant possession upon completion.

Directions

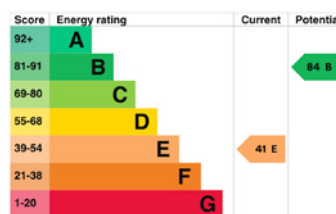
Constable Burton lies on the A684 road from Leyburn to Bedale. As you approach the village from Leyburn you will pass the Wyvill Arms on your right, and you will then take the first road on the right, Mill Lane. School House is found on the right opposite the village green, just past the Reading Room and The Old School.

Viewing

Strictly by prior appointment through **Giles Edwards Yorkshire Property Ltd**, Tel: 01765 688 353.

Energy Performance

EPC rating is a "E". further details available on request.



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Measurements and other Information

All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.