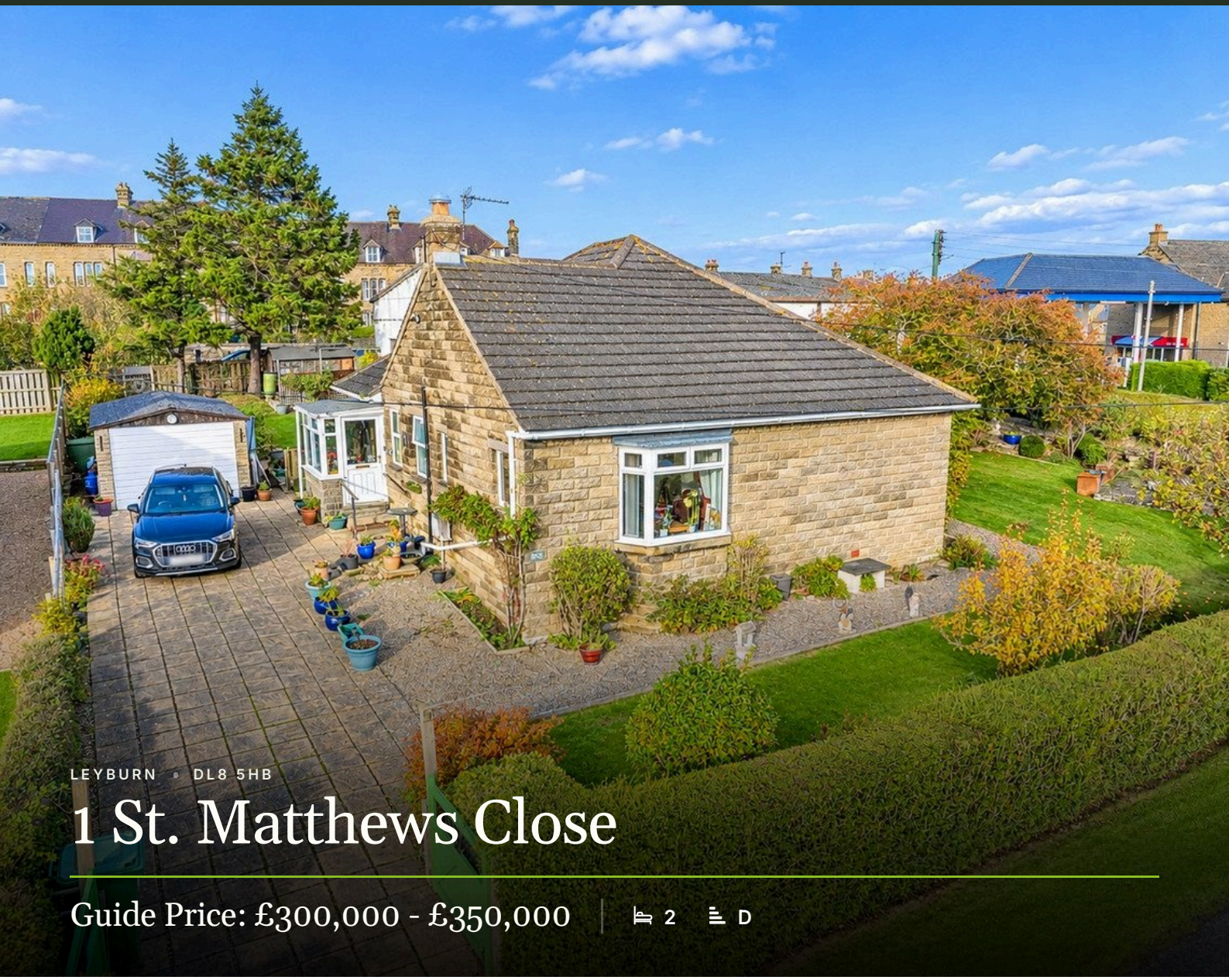
J.R. HOPPER & Co. Est. 1886



LEYBURN • DL8 5HB

1 St. Matthews Close

Guide Price: £300,000 - £350,000

2 D

AT A GLANCE

- Detached, Two-Bedroom Bungalow On Superb Plot
- Stunning South-Facing Penhill Views
- Two Generous Double Bedrooms
- Spacious Lounge And Kitchen
- Bathroom Plus Separate WC
- Wraparound Gardens With Fruit Trees
- Gated Driveway And Ample Parking
- Garage With Power And Lighting
- Gas Central Heating And Double Glazing
- Quiet Location Close To Leyburn Centre

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, Two-Bedroom Bungalow On Superb Plot

1 St Matthews Close is a well-positioned two-bedroom detached bungalow, occupying a generous plot in a quiet and desirable residential location within easy walking distance of the thriving market town of Leyburn.

Enjoying stunning south-facing views towards the iconic Penhill, this appealing property combines spacious accommodation, attractive wraparound gardens and excellent off-road parking, offering a wonderful opportunity for those seeking a comfortable home in a peaceful yet convenient setting.

The accommodation is arranged on one level and comprises two large double bedrooms, a well-appointed kitchen and a spacious, light-filled lounge providing a welcoming space in which to relax and entertain. A generous entrance hallway creates a pleasant sense of space, while the family bathroom and separate WC add to the practicality of the layout.

The property benefits from gas central heating and double glazing.

Externally, the bungalow occupies an impressive plot with lovely wraparound gardens, predominantly laid to lawn and complemented by well-established shrubs and mature fruit trees. These attractive outdoor spaces provide plenty of room for gardening enthusiasts, outdoor entertaining or simply relaxing and enjoying the surroundings, with the stunning south-facing views towards Penhill adding a particularly appealing feature.

A gated, flagged driveway provides ample private parking, while a single garage with power and lighting offers secure parking or useful additional workspace. A wooden shed provides further storage for garden equipment and outdoor essentials.

The location is a particular highlight, with the amenities of Leyburn town centre within comfortable walking distance. Leyburn is a popular and thriving market town, offering an excellent range of independent shops, cafés, pubs, restaurants, schools and churches. Further facilities include a health centre, sports facilities and children's play areas, while the much-loved weekly Friday market adds to the town's welcoming atmosphere. Excellent road links connect Leyburn with Richmond, Bedale and Northallerton, with convenient access to the A1(M).

Combining detached single-storey living, two generous double bedrooms, a substantial garden plot, excellent parking and stunning south-facing views towards Penhill, 1 St Matthews Close offers a wonderful opportunity to acquire a home in a peaceful residential setting, conveniently placed for enjoying all that Leyburn and the surrounding Yorkshire Dales have to offer.

J.R. Hopper & Co. is a trading name for J.R. Hopper & Co. (Property Services) Limited Registered: England No. 3438347.
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GALLERY

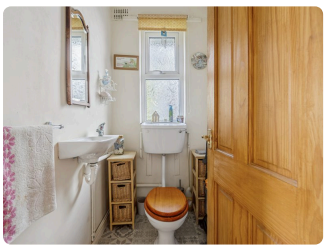
Every room, inside and out

















Produced 5 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





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Stunning South-Facing Penhill Views

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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 ACCOMMODATION

Rear Porch

Steps up to rear entrance. Vinyl flooring. Handy for coats and boots. Inner door into kitchen.

Kitchen

Good range of wall and base units. Tiled flooring. Plumbing for washing machine. Stainless steel sink and drainer. Integrated electric oven and grill. Space for fridge freezer. Space for dining table. Door to porch. Window to rear.

Inner Hallway

Large hallway. Fitted carpet. Radiator. Loft hatch to large loft space. 2 Windows to front. Front door.

Separate WC

Vinyl flooring. Washbasin. WC. Frosted window to side.

Bathroom

Vinyl flooring. Heated towel rail. Bath. WC. Washbasin. Separate shower cubicle. Frosted window to rear.

Living Room

Fitted carpet. Radiator. Gas fire with wooden mantle. Bay window to side with lovely views to Penhill. 2 Windows to rear.

Bedroom 1

Large double bedroom. Fitted carpet. Radiator. Bay window overlooking front garden.

Bedroom 2

Good double bedroom. Fitted carpet. Radiator. Built in wardrobes. Bay window overlooking the front garden.

02 OUTSIDE

Gardens

Large, enclosed and well established, wraparound lawned gardens. Mature shrubs, bushes, trees and fruit trees. Gravel path round the property. Metal gate to the far side giving pedestrian access to a walkway into town. Lovely views to Penhill from the gated entrance.

Driveway

Gated and flagged driveway providing ample parking.

Garage

Good single garage with power and light. Up and over door. Side door to garden.

Shed

Wooden shed. Handy for storage.

03 AGENTS NOTES

Material Information

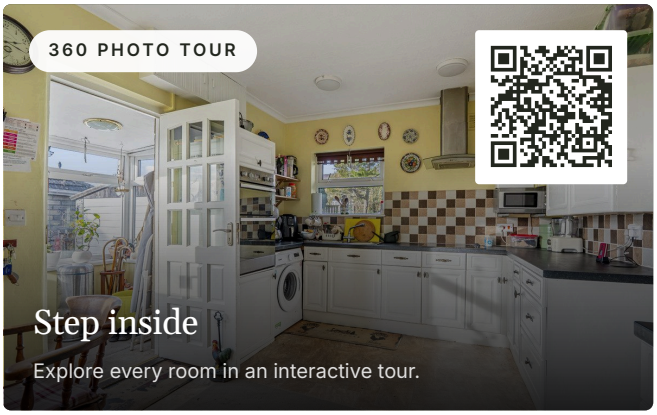
Mains electric, gas, water and drainage. Flood risk noted as very low. Broadband: Basic 17 Mbps. Superfast 80 Mbps' St Matthews Close is a privately owned road, with an annual service charge of £100 towards road maintenance and street lighting. No. 1 St Matthews Close owns the section of road directly in front of the property.

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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

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK.pdf

PDF · 0.12 MB

REQUEST THE VIDEO VIEWING

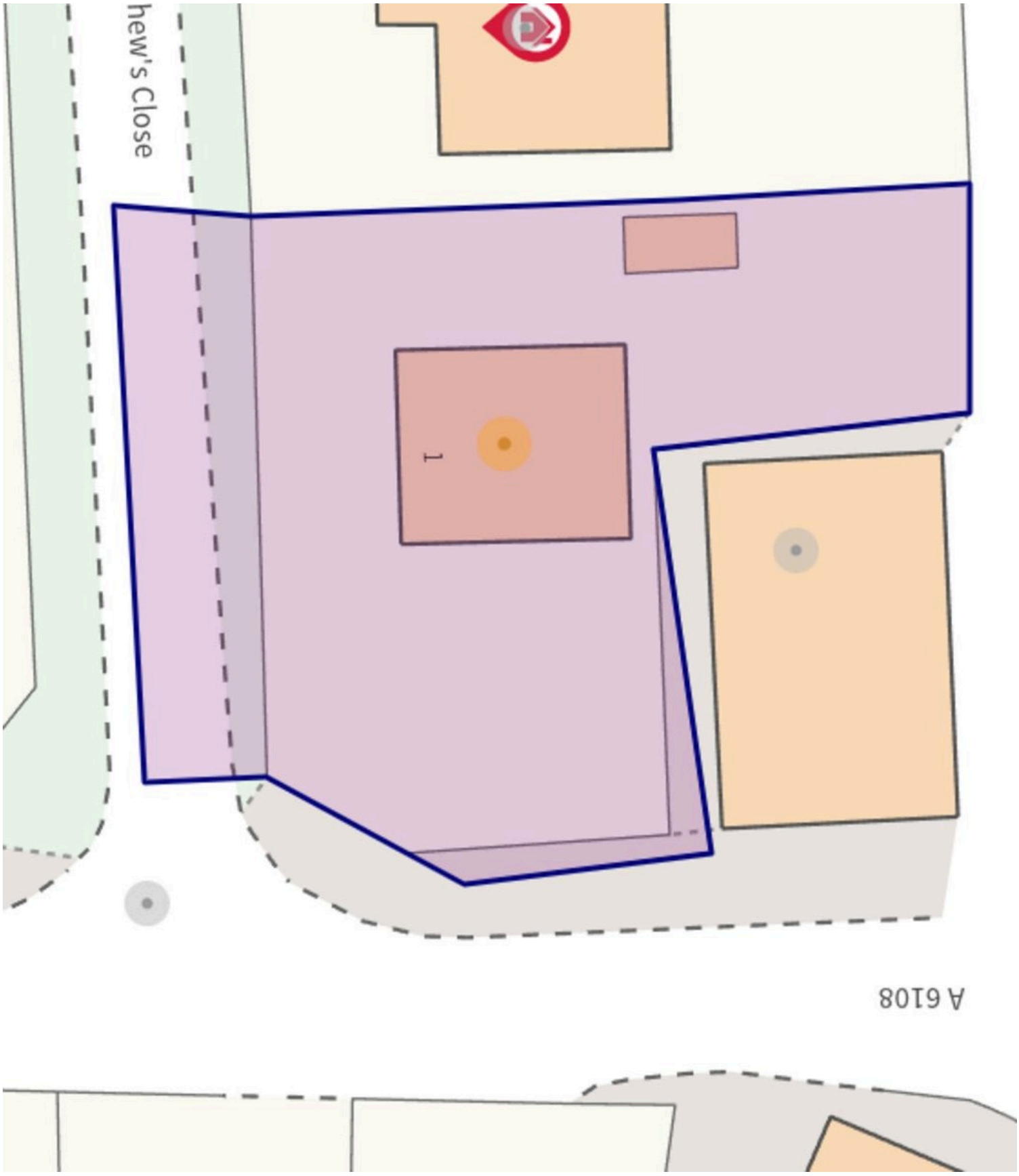
Interest piqued? Here's what's next.

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 1 St. Matthews Close 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

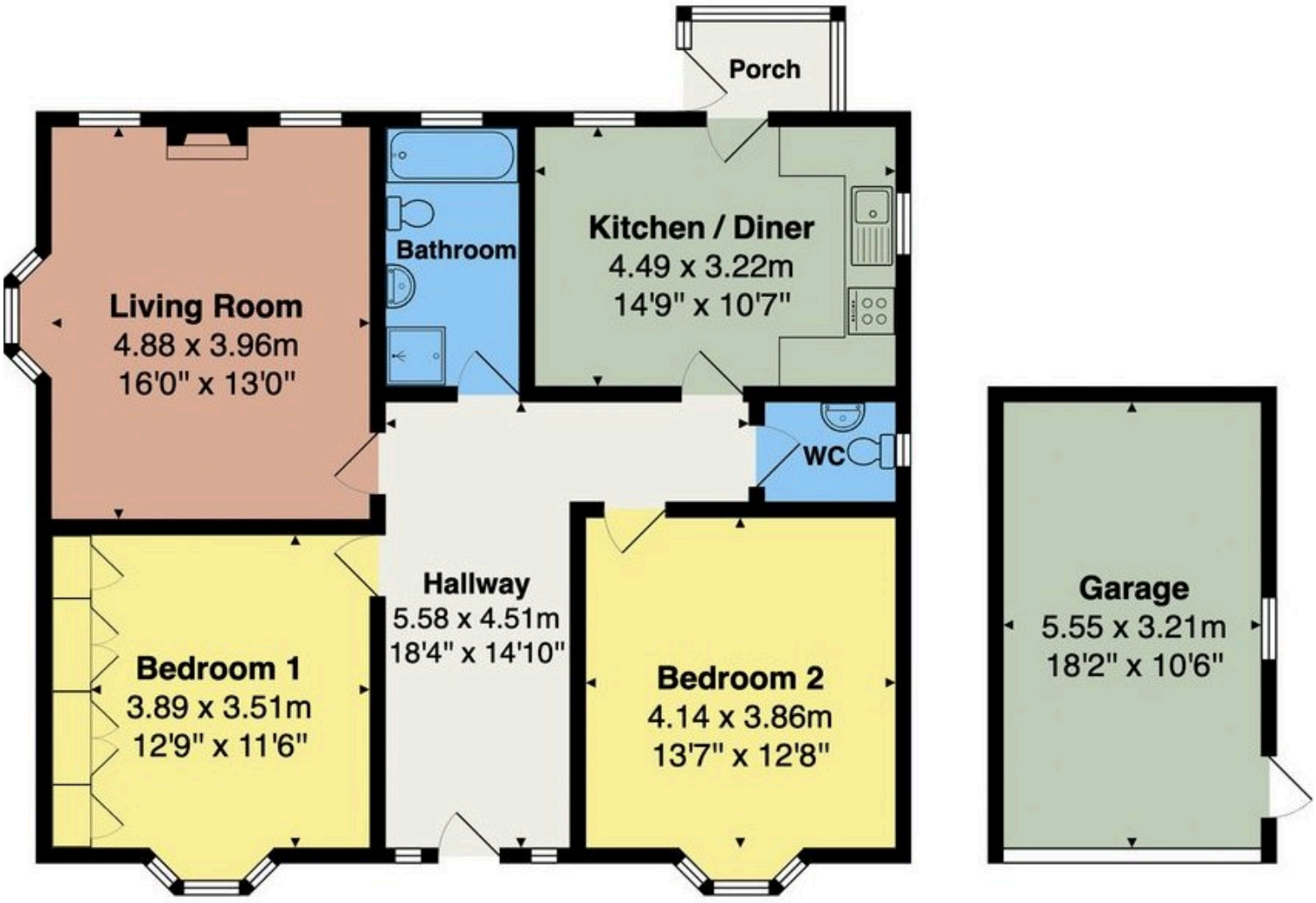
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This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, areas, opening and orientations are approximate and do not form any part of any agreement.

1 St Matthews Close, Leyburn DL8 5HB

Total Area: 97.9 m² ... 1054 ft²



Floor plan produced for J.R. Hopper & Co by Abide Studios.
All measurements, floor areas, openings and orientations are approximate and provided for illustrative purposes only.
The plan is not to scale and has been prepared solely for marketing purposes.
Interested parties should make their own enquiries and rely on their own inspection as to its accuracy.

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