



Windrush

Swineside, West Scafton, Leyburn, North Yorkshire, DL8 4RX



Robin Jessop

AN OUTSTANDING DALES FARMHOUSE IN A RURAL LOCATION WITH STUNNING VIEWS, GARDENS, GARTH & DETACHED BARN

- Traditional Dales Farmhouse
- Beautifully Presented & Appointed Throughout
- Flexible Accommodation
- 5 Bedrooms
- Detached Barn with Potential
- Grass Garth & Gardens
- Open Fronted Garage, Car Port & Ample Parking
- Rural Village Location with Panoramic Views
- Guide Price: £725,000

SITUATION

Middleham 6 miles. Leyburn 8 miles. Kettlewell 12 miles. Bedale 16 miles. A1(M) Interchange at Leeming 18 miles. Northallerton 24 miles. Skipton 26 miles. Both Leeds Bradford and Newcastle Airports are approximately a 90-minute drive. Windrush is beautifully situated in an elevated position which encapsulates the surrounding Dales countryside.

Swineside is a quiet and traditional rural farming hamlet located within the heart of Coverdale. The position allows for stunning panoramic views across the valley towards Carlton, surrounding moorland and Penhill.

The rural location is accessible for the nearby village of Carlton where there is an active community with village hall and community run pub. The larger towns of Leyburn and Middleham are also nearby where there is a wider range of shops, amenities and facilities. The larger centres of Leeds, Skipton, Harrogate and Teesside are within a commutable distance.

DESCRIPTION

Windrush is a most attractive, detached farmhouse which is beautifully situated within the rural hamlet of Swineside. The property is in excellent



order and retains a wealth of character features including ceiling beams, stone flagged floors, fireplaces and window shutters. The property offers spacious, flexible accommodation which is well presented and would suit a number of buyers.

The property is entered into via a useful front porch which leads into the kitchen diner which has a stone flagged floor and a beamed ceiling. The dining area has an impressive stone fireplace housing a multi-fuel stove and leads into the traditional kitchen which features a range of Oak fitted units which are complemented by granite worktops, a cream Aga and a Belfast sink. Steps lead down into the garden room which has a tiled floor with underfloor heating and provides access to the gardens with views of the hills beyond.

Just off the kitchen is a traditional utility/pantry which has stone shelves and is plumbed for a washing machine. This leads through into a cosy snug with a stone feature fireplace and a door leading out to the gardens, and a home office with stairway up to two of the bedrooms and a shower room.

Completing the ground floor is the living room which has a beamed ceiling, alcove with shelving and a window to the front with window seat together with a stone, open fireplace.

To the first floor there are a total of five bedrooms which are accessed via two staircases. Three of the double bedrooms are accessed via the main stairway and enjoy stunning views of Coverdale. There is a house bathroom which has a WC, basin, shower cubicle and a corner bath and the two further bedrooms have use of a well-equipped shower room. These rooms could be configured to provide self-contained accommodation for multi-generational living.

Externally the property is complemented by delightful gardens at the rear which are mostly laid to lawn with a large specimen tree making a pleasant feature. There is a gravelled patio area and an enclosed wildflower patch to the side with a further area of lawn and a useful garden store.

To the side of the property is a detached barn with lean to which has previously benefitted from Planning Permission for conversion into ancillary accommodation. Whilst it has lapsed, a recent pre-planning application supported conversion to a holiday let or ancillary accommodation. There is also a garage with parking for two vehicles together with a car port and ample parking on the cobbled driveway.

Overall, Windrush offers an excellent opportunity to own a rural home with large gardens and a barn with potential. An early viewing is advised.

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

///mailer.dozens.struts

FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band F.

PLANNING

The detached barn has immediate planning potential for a holiday let or ancillary living accommodation. This follows a review of the lapsed former planning permission R/66/226 by Yorkshire Dales Planning Authority.

SERVICES

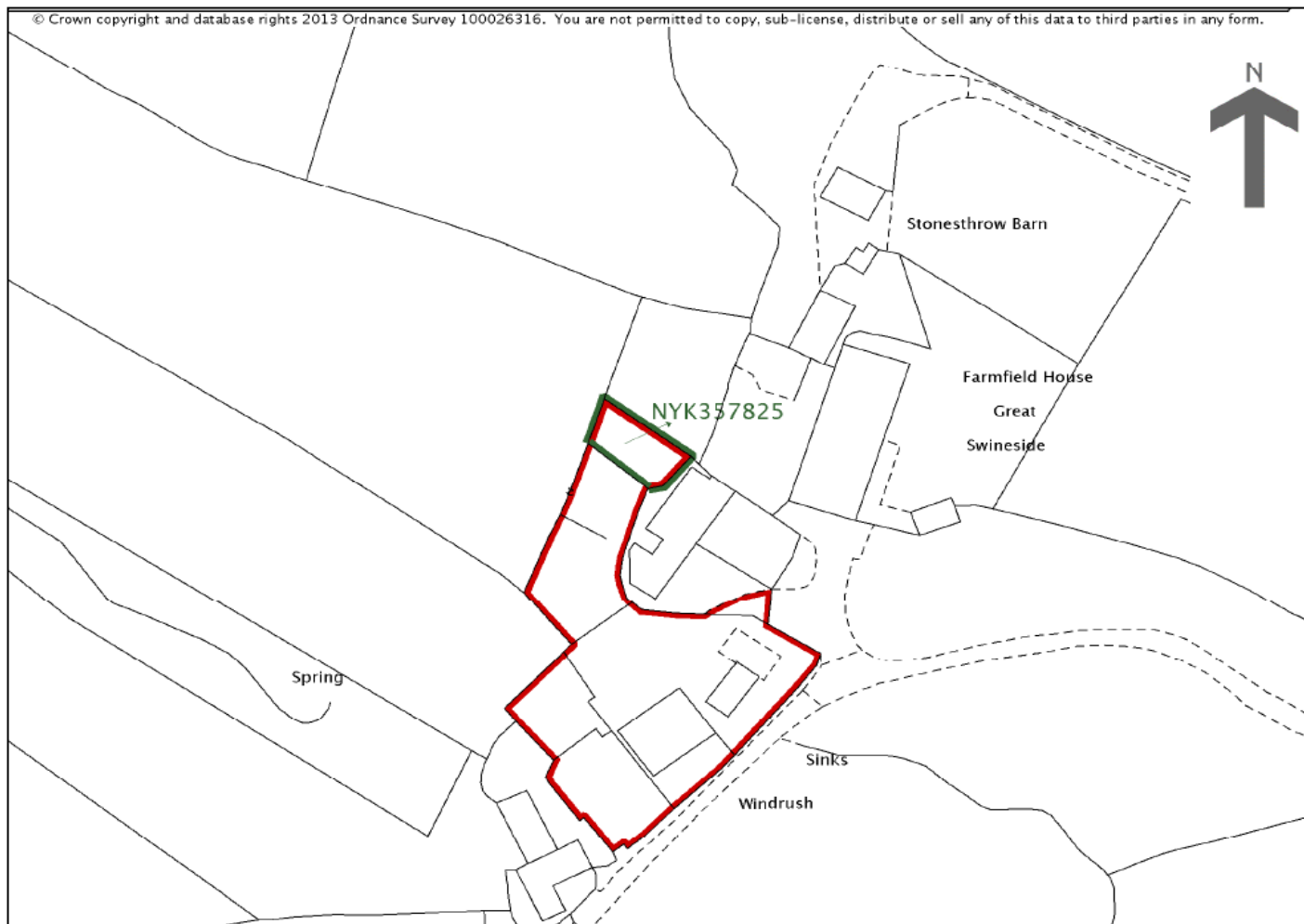
Mains electricity. Spring water supply. Drainage to a septic tank. Oil fired central heating. Broadband connection available.

LOCAL AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD

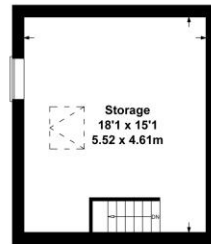
LOCAL PLANNING AUTHORITY

Yorkshire Dales National Park, Yoredale, Bainbridge, Leyburn, North Yorkshire, DL8 3EL

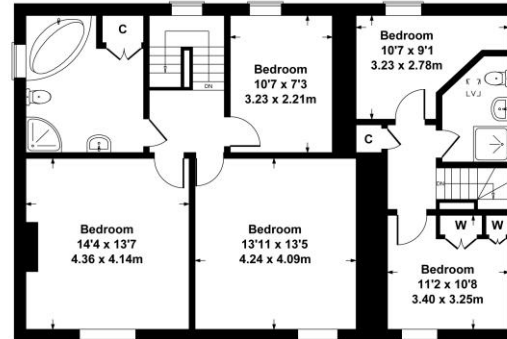


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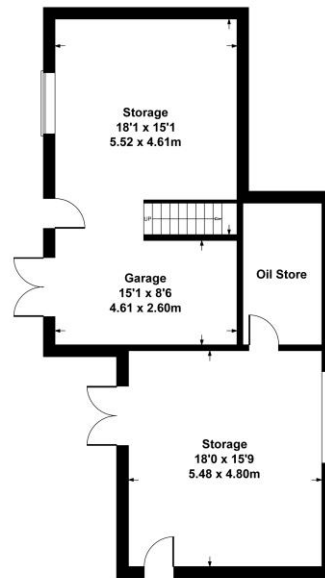
Approximate gross internal area
House 209 sq m - 2250 sq ft
Garage 12 sq m - 129 sq ft
Outbuilding 85 sq m - 915 sq ft
Total 306 sq m - 3294 sq ft



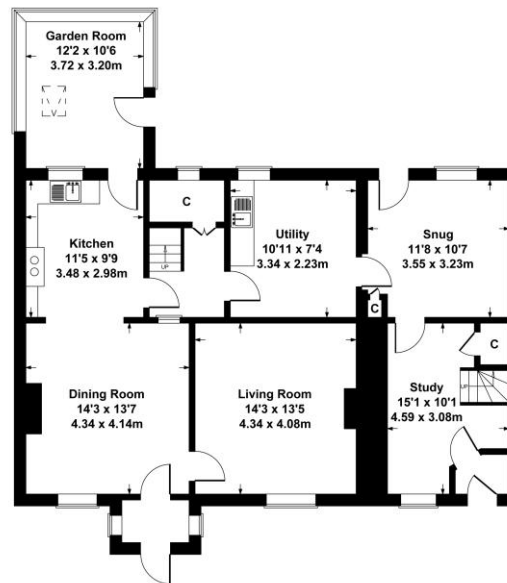
FIRST FLOOR OUTBUILDING



FIRST FLOOR



GROUND FLOOR OUTBUILDING



GROUND 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.

Produced by Potterplans Ltd. 2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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