



## IVY COTTAGE

HARMBY, NR LEYBURN, DL8 5PA

**£575,000**  
**FREEHOLD**

A Spacious Detached Cottage of Character providing Immaculate and Stylish Accommodation conveniently located close to Leyburn. Lounge, Sitting Room, Snug, Kitchen/Dining Room, Utility Room, Downstairs Shower Room/WC, 3 Double Bedrooms, Family Bathroom/WC, Double Garage, Ample Parking, Front and Rear Gardens, Oil Fired Central Heating, Double Glazing. Council Tax Band E. EER E52.

**NORMAN F. BROWN**

Est. 1967

# IVY COTTAGE

- 3 DOUBLE BEDROOMS • IMMACULATE
- STYLISH ACCOMMODATION • PRIVATE
- GARDEN • DOUBLE GARAGE AND AMPLE
- PARKING • MODERNISED THROUGHOUT • OIL
- CENTRAL HEATING • DOUBLE
- GLAZING • HANDY FOR LEYBURN



## DESCRIPTION

A Spacious Detached Cottage of Character providing Immaculate and Stylish Accommodation conveniently located close to Leyburn. Lounge, Sitting Room, Snug, Kitchen/Dining Room, Utility Room, Downstairs Shower Room/WC, 3 Double Bedrooms, Family Bathroom/WC, Double Garage, Ample Parking, Front and Rear Gardens, Oil Fired Central Heating, Double Glazing. Council Tax Band E. EER E52.

## LOUNGE

Beamed ceiling, cast iron wood burning stove with stone hearth and oak mantle, radiator, electric meter cupboard. Archway to Kitchen/Dining Room with timber lintel. Double glazed window to front with oak sill. Oaks door to Sitting Room and Snug. Oak entrance door to front with double glazed leaded panel.

## SNUG

Ceiling beam, shelved recess, radiator. Double glazed window to front with oak sill. Oak door to Lounge.

## SITTING ROOM

Beamed ceiling, cast iron wood burning stove with stone hearth and oak mantle, radiator. Double glazed window to and side. Double glazed double doors to Front Garden. Oak doors to Lounge and Lobby.

## KITCHEN/DINING ROOM

Ceramic sink unit with mixer tap, oak work tops, light grey cupboards and drawers, built in dishwasher, space for range cooker with glass splashback and copper extractor hood over, fridge/freezer space, shelved pantry cupboard, oak boarded floor, ceiling halogen spotlights, 2 radiators. Double glazed window to front. Oak door to Utility Room. Archways to Dining Room and Lounge with feature timber lintels. Double glazed window to rear. Two sets of double glazed double doors to Rear Garden.

## UTILITY ROOM

GRANT oil fired boiler and unvented insulated hot water cylinder, plumbing for washing machine, tumble dryer space, oak boarded floor. Double glazed window to rear. Oak door to Kitchen/Dining Room.

## SHOWER ROOM/WC

Wash stand basin with oak stand and chrome waterfall mixer tap, oak stand and tiled splashback, tiled surrounds to shower tray with glass screen, rainfall shower head and head and hose with glass screen, wc, heated towel ladder, understairs cupboard. Double glazed window to rear. Oak door to Kitchen/Dining Room.

## LOBBY

Stairs to first floor. Double glazed window to side.

## LANDING

Ceiling halogens, radiator. Double glazed windows to rear with oak sills. Oak doors to Bedrooms and Family Bathroom/WC.

## BEDROOM 1

Feature ceiling beam, radiator. Double glazed window to front with oak sill. Oak doors to En-Suite Shower Room/WC and Landing.

## EN-SUITE SHOWER ROOM/WC

Tiled surrounds, wash hand basin, shower cubicle with glass door, rainfall shower head and head and hose, wc, heated towel ladder, ceiling halogen spotlights, loft hatch. Oak door to Bedroom 1.

## BEDROOM 2

Open beamed ceiling, radiator. Double glazed windows to front and rear with oak sills. Oak door to Landing.

## BEDROOM 3

Open beamed ceiling, radiator. Double glazed window to front with oak sill. Oak door to Landing.

## FAMILY BATHROOM/WC

Open beamed ceiling, pedestal wash hand basin with tiled splashback, freestanding double ended bath with chrome mixer tap, shower attachment and curtain and rail, wc, engineered oak floor, radiator. Double glazed window to front. Oak door to Landing.

## OUTSIDE

Front Garden enclosed by stone walling  
Lawn, flower beds, ornamental trees, lights.

Good Sized Private Landscaped Rear Garden

Comprising lawn, well stocked flower beds, stone patio, gravel driveway providing ample parking, concealed plastic oil tank, security lighting, small stream running through the eastern boundary.

## DOUBLE GARAGE

Plastered walls and ceiling, power connected, ceiling halogens. Double glazed windows to side and rear. Two sets of double timber doors to front.

## SERVICES

Mains electricity, water and drainage.

## GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 68396.

Local Authority - North Yorkshire Council – Tel: 0300 1312131  
www.northyorks.gov.uk

Broadband and Mobile Phone Coverage – please check using this  
website  
<https://checker.ofcom.org.uk>

Property Reference – 18733410

Particulars Prepared – March 2026.

#### IMPORTANT NOTICE

These particulars have been produced in good faith to give an overall view of the property. If any points are particularly relevant to your interest, please ask for further information or verification, particularly if you are considering travelling some distance to view the property.

All interested parties should note:

i. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer or contract or any part thereof.

ii. All measurements, areas or distances are given only as a guide and should not be relied upon as fact.

iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any contents/furnishings/furniture etc. are included in the sale nor that the property remains as displayed in the photographs.

iv. Services or any appliances referred to have not been tested and cannot be verified as being in working order. Prospective buyers should obtain their own verification.

#### FREE MARKET APPRAISAL

We will be pleased to provide an unbiased and professional market appraisal of your property without obligation, if you are thinking of selling.

#### FREE IMPARTIAL MORTGAGE ADVICE

#### CALL TODAY TO ARRANGE YOUR APPOINTMENT

Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage lenders without charge or obligation.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**

A life assurance policy may be required. Written quotation available upon request.

#### AML POLICY

AML Policy (When an offer is accepted):

In accordance with The Money Laundering Regulations 2017, we are required by law to:

- Verify the identity of all buyers
- Check the Politically Exposed Persons and
- Check the Sanctions registers.
- Verify proof of and source of funds for the purchase - What form that takes depends on your position, but we ultimately need you to provide to us (in the office or via email) evidence of the funding you have in place for the purchase price. That may include proof of deposit, an Agreement in Principle from a lender or if you are a cash buyer, a Bank Statement.

The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

## IVY COTTAGE





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## ADDITIONAL INFORMATION

**Local Authority** – North Yorkshire Council

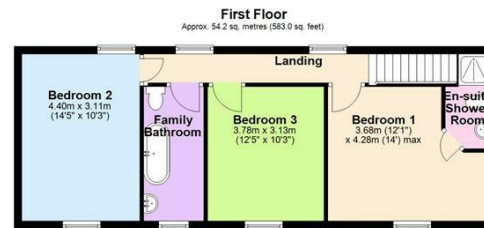
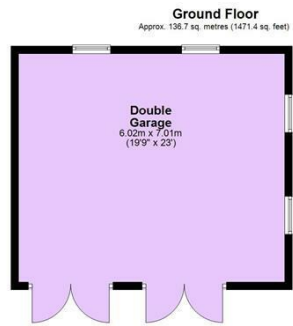
**Council Tax** – Band E

**Viewings** – By Appointment Only

**Floor Area** – 2054.00 sq ft

**Tenure** – Freehold





Total area: approx. 190.9 sq. metres (2054.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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**NORMAN F. BROWN**

Est. 1967