J.R. HOPPER & Co. Est. 1886



CARLTON • DL8 4AY

South View Cottage

Guide Price £375,000 - £400,000

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AT A GLANCE

- Immaculate Character Cottage
- 4 Double Bedrooms
- 2 Reception Rooms
- Modern Kitchen Diner
- 2 Bathrooms
- LPG Gas Central Heating
- South Facing Patio Garden
- Lovely Village Location
- Successful Holiday Cottage with Contents Available Separately
- No Onward Chain

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

Immaculate Character Cottage

South View, set within the highly desirable rural village of Carlton in Coverdale, the property enjoys a peaceful countryside setting while remaining within easy reach of Leyburn, offering a range of amenities, shops, cafés, and local services.

The surrounding Yorkshire Dales provide outstanding scenery and walking opportunities.

The property has been fully modernised throughout, while retaining original character features including exposed beams, latch doors, and stonework. The property is heated by LPG gas central heating, with the boiler being recently installed in 2023, this also benefits from a 10 year guarantee.

The ground floor offers generous and versatile living space, featuring a spacious and sociable dining kitchen, ideal for family life and entertaining. In addition, there is a comfortable lounge and a separate living room, providing flexible reception areas filled with warmth and character.

To the first floor, the property continues to impress with three well-proportioned double bedrooms, a modern house bathroom, and a separate shower room, offering convenience and practicality for family living or guests.

A further staircase, accessed from the lounge, leads to the fourth bedroom, a spacious double room enjoying a sense of privacy and separation from the main accommodation.

Externally, the property benefits from a delightful South-facing stone-flagged patio, a true sun trap and perfect for outdoor dining and relaxation. The garden is low maintenance, making it ideal as a permanent residence or lock-up-and-leave second home. The rear lawned garden is owned by the neighbouring property, South View Cottage has access over this area for maintenance and also to access the external stone steps.

The current owners run the property as a thriving holiday cottage, with the contents available by separate negotiation.

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4 Double Bedrooms

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Registered Office: Hall House, Woodhall, DL8 3LB. Directors: L.B. Carlisle, E.J. Carlisle.

GALLERY

Every room, inside and out



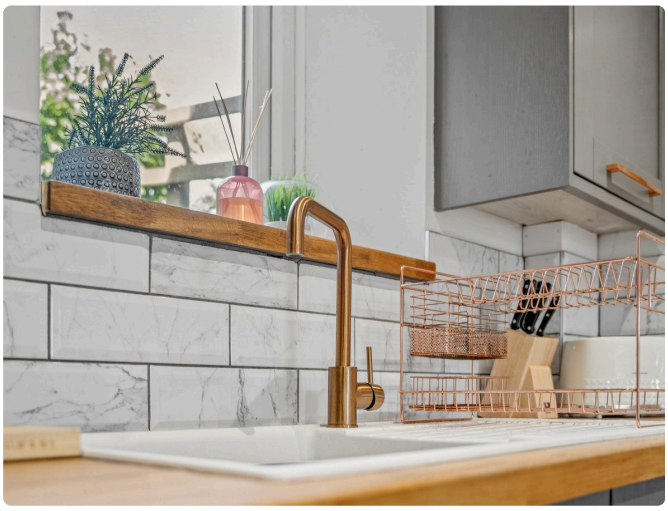












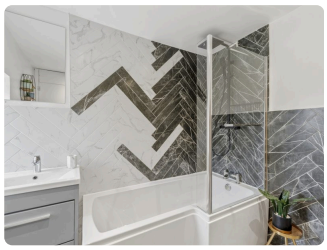


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GALLERY

















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2 Reception Rooms

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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 GROUND FLOOR

Kitchen / Diner

Spacious and bright kitchen diner. Oak wood flooring. Modern shaker style kitchen, with integrated electric oven, hob, extractor hood and dishwasher. Dining area for large table. Wall mounted radiator. Window to rear and front with lovely outlook.

Living Room

Gorgeous South facing room. Oak wood flooring. Feature stone fireplace. Wall mounted radiator. TV point. Window to front.

Lounge

Spacious room. Fitted carpet. Exposed beam ceiling and feature stone wall. TV point. Wall mounted radiator. Window to front. Stairs up to fourth bedroom.

Bedroom 4

Spacious double bedroom. Fitted carpet. High vaulted ceiling and exposed beams and trusses. Wall mounted radiator. Window to rear front with pleasant outlook. Door to external stone steps.

02 FIRST FLOOR

Bedroom 1

Spacious double bedroom. Fitted carpet. Wall mounted radiator. Built in wardrobes. Window to front with lovely outlook.

Bedroom 2

Good double bedroom. Fitted carpet. Wall mounted radiator. Window to front with lovely outlook.

Bedroom 3

Good double bedroom. Fitted carpet. Wall mounted radiator. Feature stone fireplace. Window to front with lovely outlook.

Bathroom 1

Modern suite, comprising WC, Wash basin and bath with shower over. Tiled floor and partly tiled walls. Airing cupboard, housing hot water cylinder. Frosted window to rear.

Shower Room

Stylish shower room. Tiled floor and walls. WC, wash basin and quadrant shower cubicle. Heated towel rail.

03 OUTSIDE

Front

Suntrap and low maintenance stone flagged patio area, with stonewall boundary. Small stone-build store for Gas bottles.

Rear

The lawned garden to the rear is owned by the neighbouring property. South View Cottage has a right of access to the stone steps.

04 AGENTS NOTES

Services

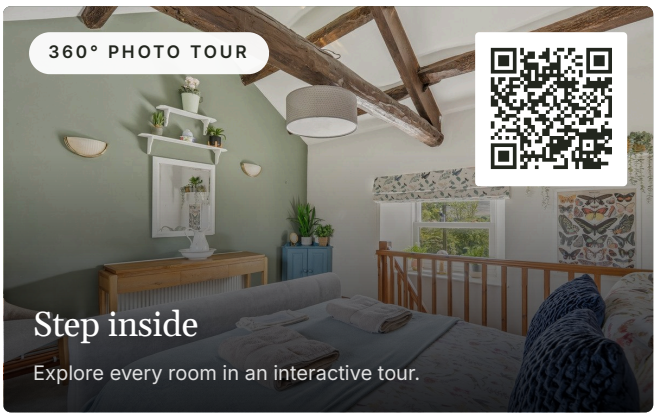
Mains electric and drainage. Village water supply, maintained by Dales Water. Flood risk: Noted as 'very low' with no history of flooding. Broadband: Basic 17 Mbps. Superfast 80 Mbps.

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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

EPC - 17th June 2026

PDF · 0.09 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 South View Cottage properly, inside and out, room by room, pointing out every feature and every issue as they go.

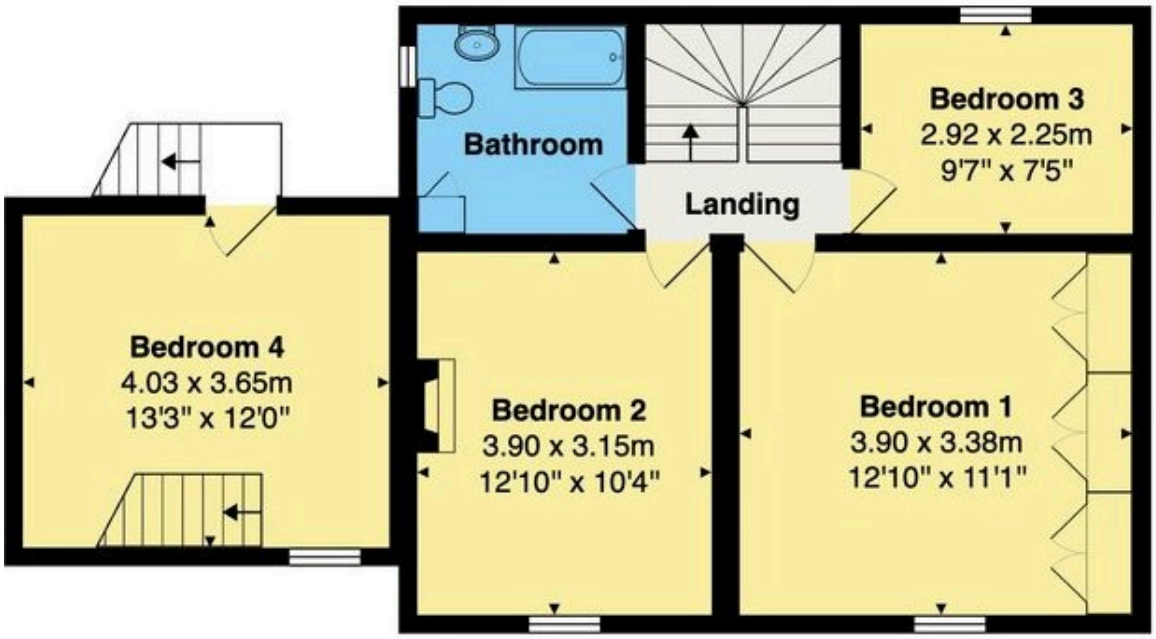
Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.

ASK FOR THE VIDEO VIEWING

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South View Cottage, Carlton, Leyburn, DL8 4AY

Total Area: 128.0 m² ... 1377 ft²



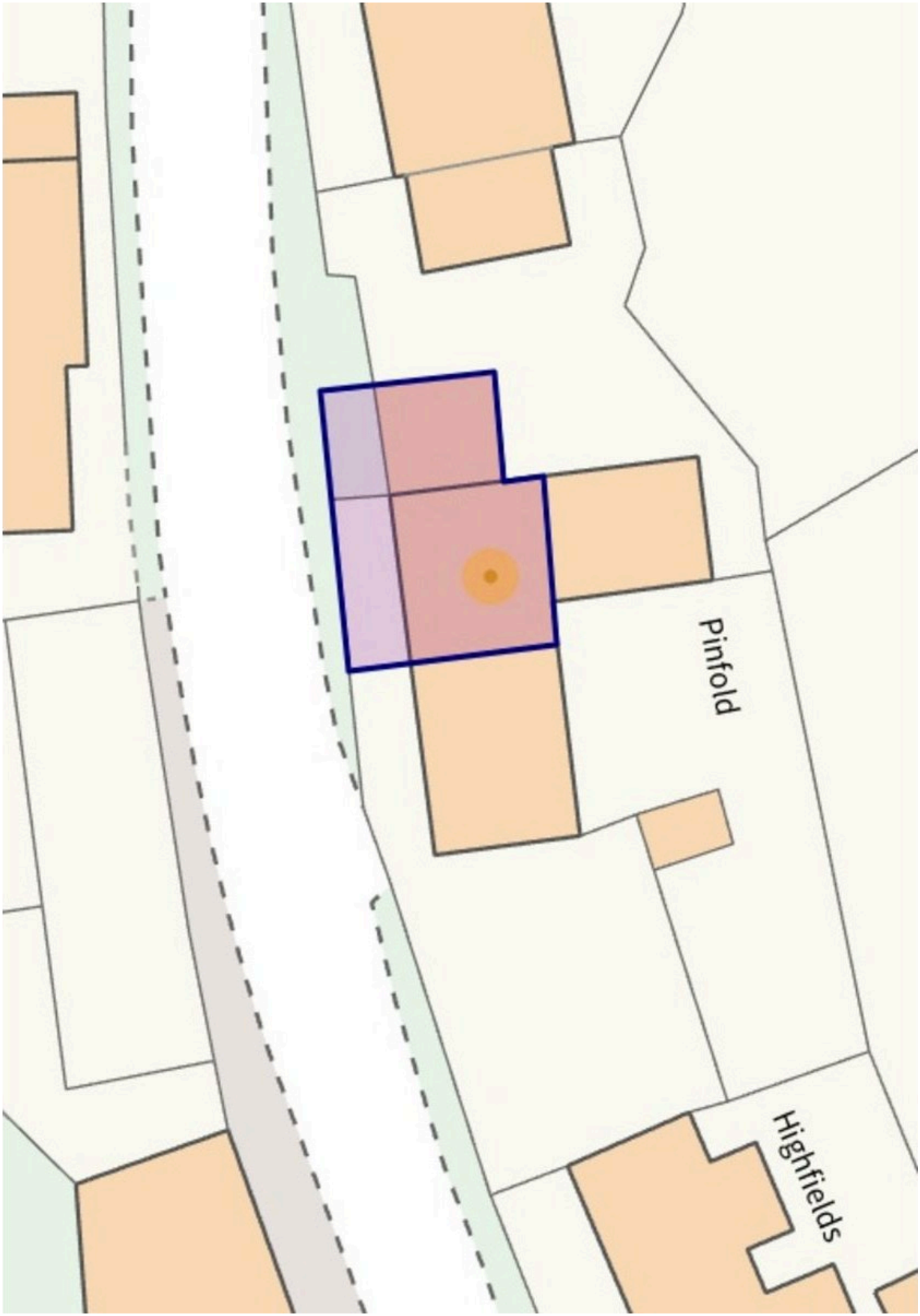
First Floor



Ground Floor

Floor plan produced for J.R. Hopper & Co by Abide Studios.
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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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