J.R. HOPPER & Co. Est. 1886



CARLTON • DL8 4AY

Beech Cottage

Guide Price £265,000 - £280,000

3 D

AT A GLANCE

- Beautiful Cottage In Sought After Village Location
- Lovely Coverdale Views
- Front & Rear Gardens
- 3 Good Bedrooms
- Living Room
- Dining Room
- Kitchen & Pantry
- Bathroom & Separate WC
- Private Parking Available

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

Beautiful Cottage In Sought After Village Location

The village itself is a popular Dale's village with an active village hall, and a good sense of community spirit, where even the Forester's Arms is owned by the local community.

Carlton is approximately 6 miles from the thriving market town of Leyburn with a good range of shops, restaurants and pubs, as well as both primary and secondary schools, church, chapel and doctors.

This beautiful cottage offers the perfect blend of character, comfort, and countryside charm. Enjoy lovely views from this delightful home, which features three spacious bedrooms, a welcoming living room, and a separate dining room ideal for entertaining or family meals. The well-appointed kitchen comes with an adjoining pantry, providing plenty of storage and functionality. A family bathroom and separate WC add convenience. This property benefits from oil central heating.

Outside to the front is a lovely, enclosed, South facing lawned garden with well-established shrubs. There is also a patio seating area to the front and a gate of convenience down to the parking place. To the rear is a low maintenance patio garden and handy storage shed.

Beech Cottage would make a fantastic investment property or family home and is currently run as a holiday cottage.

> *Lovely Coverdale Views*

J.R. Hopper & Co. is a trading name for J.R. Hopper & Co. (Property Services) Limited Registered: England No. 3438347.
Registered Office: Hall House, Woodhall, DL8 3LB. Directors: L.B. Carlisle, E.J. Carlisle.

GALLERY

Every room, inside and out































Produced 12 October 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











Front & Rear Gardens

Produced 12 October 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.

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

Entrance Porch

Stone flagged floor. Stone shelf. Window to side. Front door.

Dining Room

Fitted carpet. Feature alcove shelves. Built in cupboard. Radiator. Window to front. Feature beams. fireplace housing electric stove.

Living Room

Fitted carpet. Radiator. Feature beams. Stone fireplace. Open fire. Feature alcove shelves. Window to front.

Kitchen

Laminate wood flooring. Radiator. Wall and base units. Integrated electric oven and hob. Extractor hood. Plumbing for washer. Integrated dishwasher. 1 1/2 bowl stainless steel sink and drainer. Space for fridge. Window to rear.

Pantry

Oil fired central heating boiler. Shelves. Storage cupboard. Window to rear.

Rear Hall

Laminate wood effect flooring. Space under stairs. Oak staircase. Door to rear patio garden. Window to rear.

Stairs & Landing

Fitted carpet. Loft access to boarded and insulated loft.

02 FIRST FLOOR

Bedroom 1

Large double bedroom. Fitted carpet. Radiator Window to front with lovely views.

Bedroom 2

Good double bedroom. Fitted carpet. Radiator . Feature alcove shelf and cupboard. Window to front with pleasant views.

Bedroom 3

Good bedroom. Fitted carpet. Radiator. Washbasin. Window to rear.

Bathroom

Laminate flooring. Shelves. Washbasin. Bath with shower over. Partially tiled walls. Heated towel rail.

WC

Laminate flooring. Radiator. WC. Washbasin. Built in cupboard. Frosted window to rear.

03 OUTSIDE

Front

South facing lawned garden. Well established shrubs. Garden path to front door. Steps down to patio seating area. Convenience gate down to parking area. Pleasant views.

Rear

Low maintenance patio garden. Handy storage shed. Path leading down the side of the property to the front garden.

Parking

Space for 1 vehicle. Rented from parish council currently for £50 per year. (Bid for annually)

04 AGENTS NOTES

Services

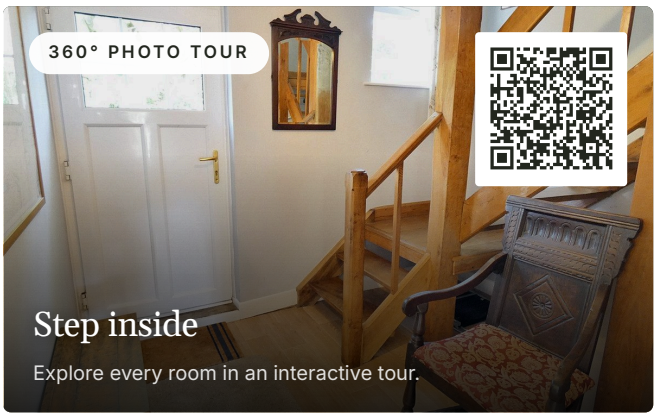
Private water supply managed by a parish council sub committee. Mains sewerage and drains. Mains electric. Oil central heating. No history of flooding. Broadband: Basic 17 Mbps | Superfast 80 Mbps.

Produced 12 October 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.

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 - 10th June 2025

PDF · 0.09 MB

REQUEST THE VIDEO VIEWING

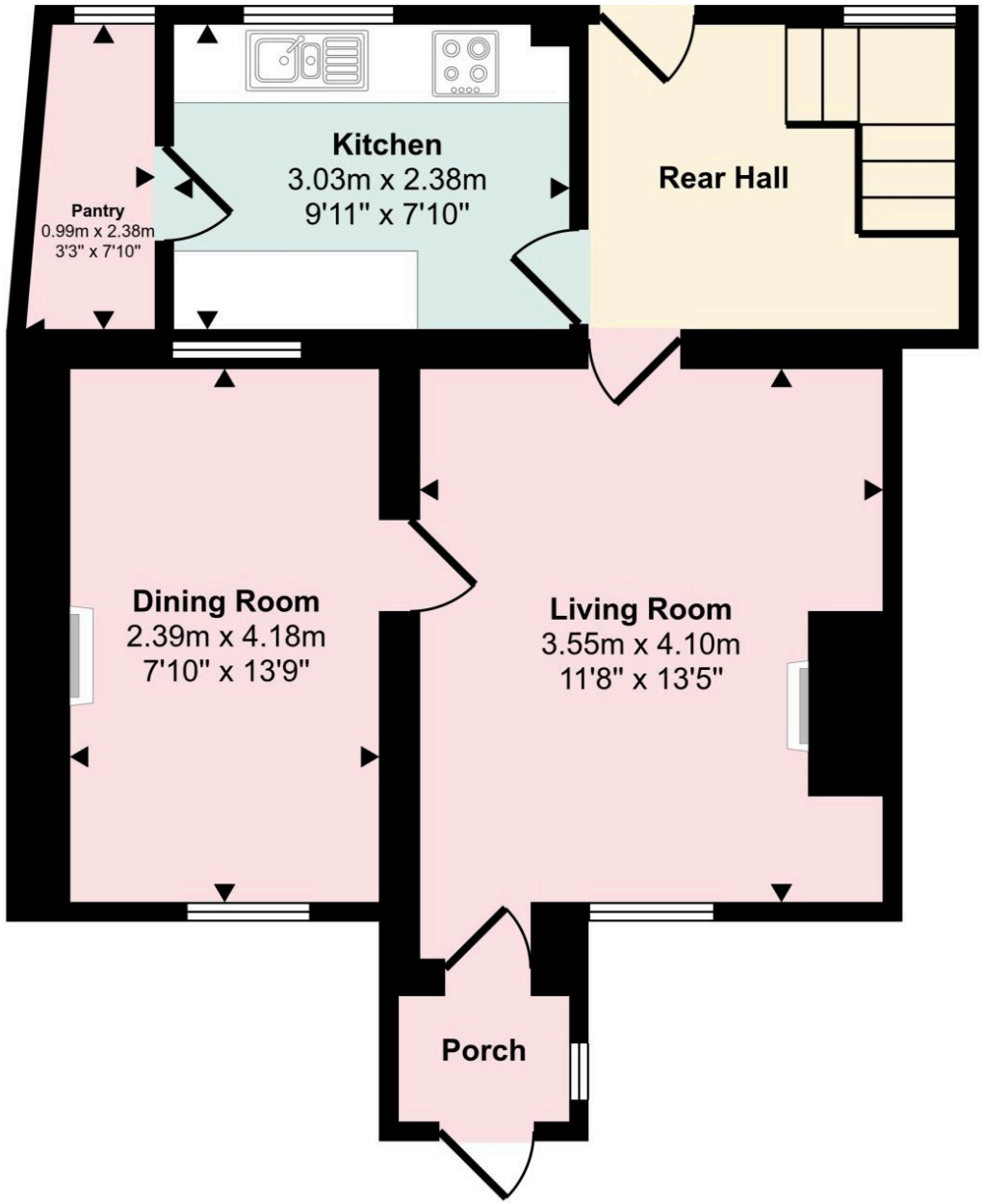
Interest piqued? Here's what's next.

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 Beech 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

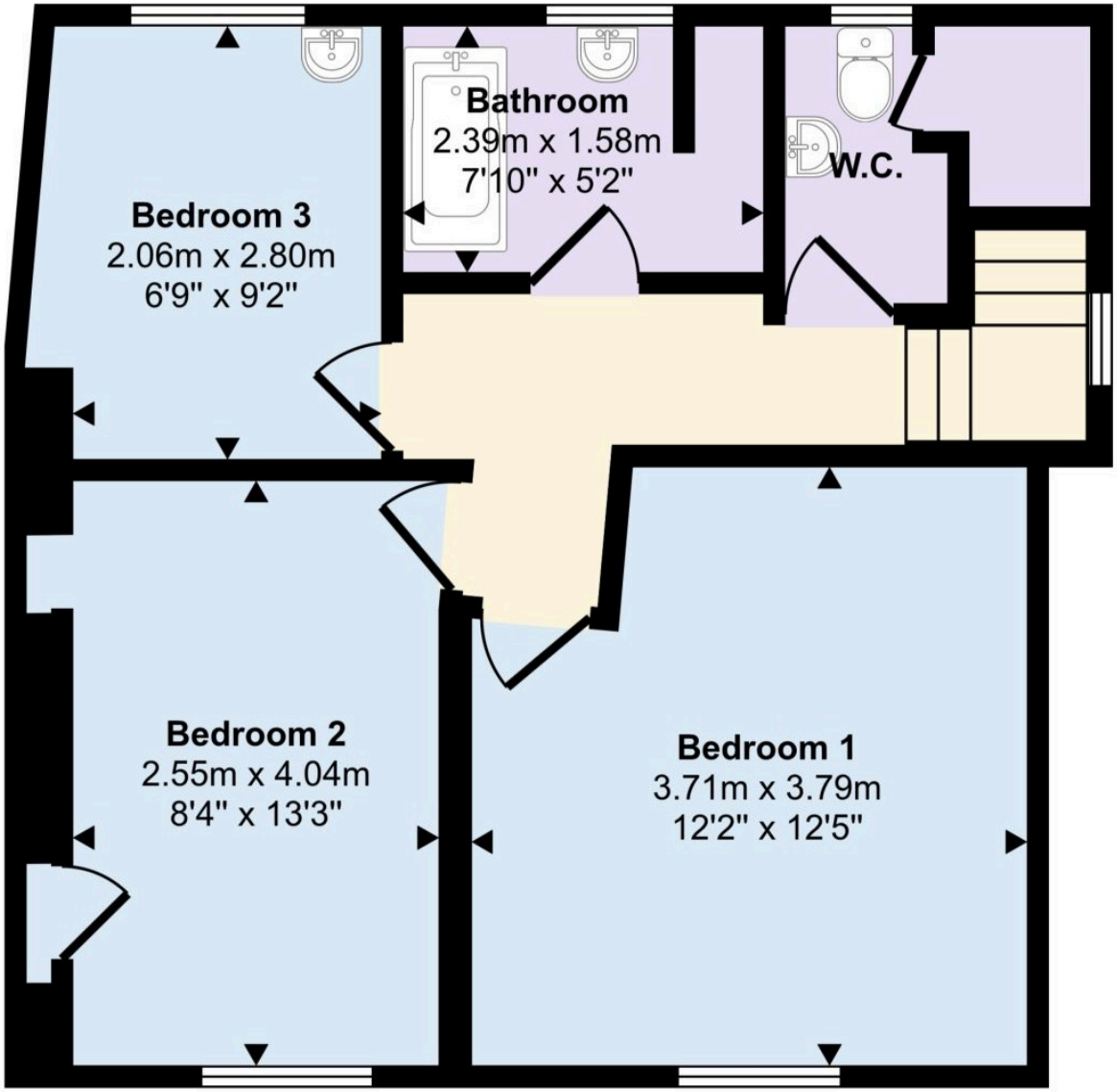
Produced 12 October 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy of all information.



Ground Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

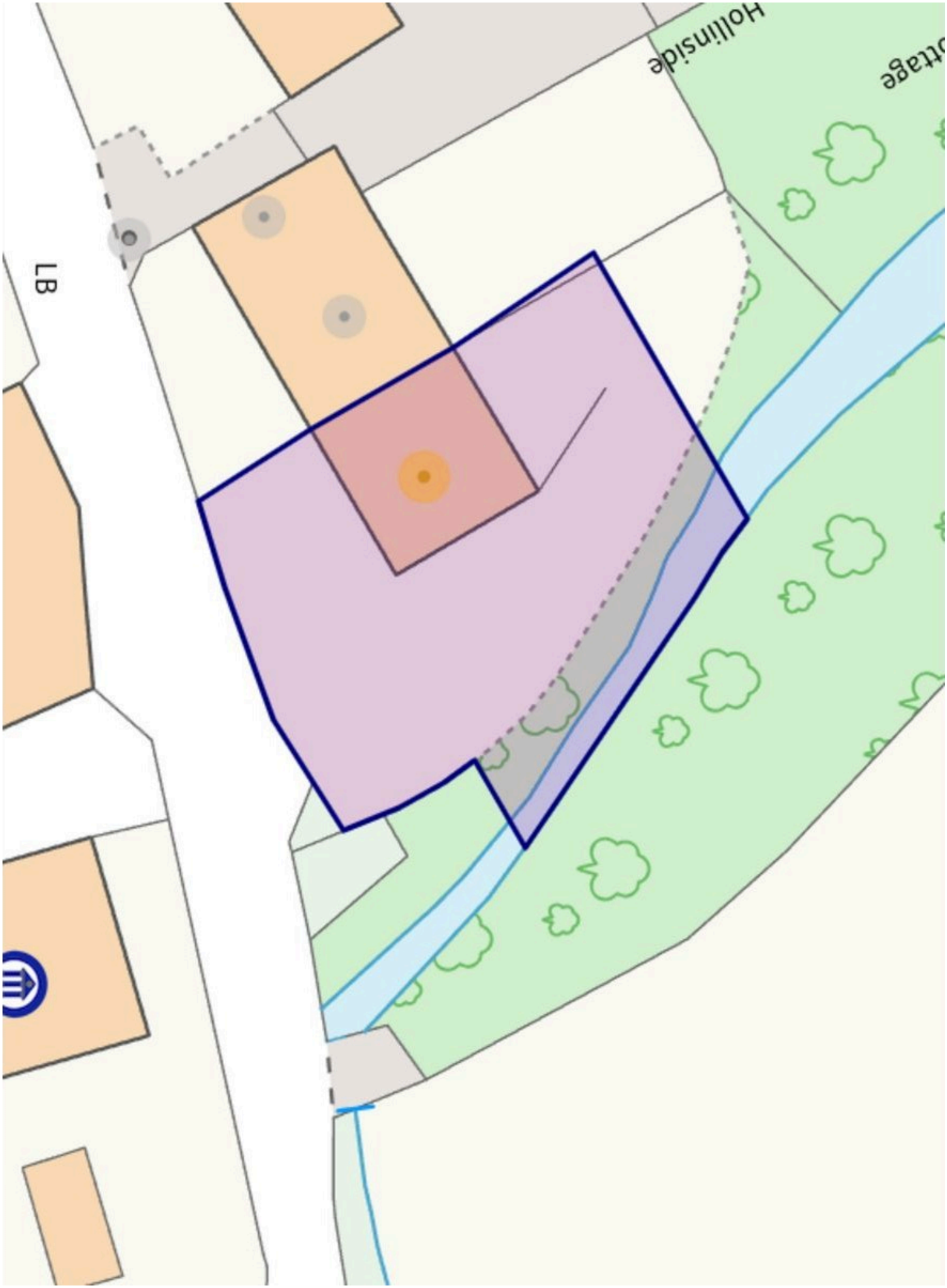
This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, areas, opening and orientations are approximate and do not form any part of any agreement.



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.



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.