



The Gill

Harmby, Leyburn, North Yorkshire, DL8 5PE



Robin Jessop

A SPACIOUS AND PRIVATE DETACHED FAMILY HOUSE WITH LARGE GARDENS, GARAGING, DRIVEWAY PARKING & A GRASS PADDOCK

- Detached Stone Built House
- Five Bedrooms
- Well Proportioned Accommodation
- Set in a 1.94 Acre Plot
- Attached Double Garage
- Ample Driveway Parking
- Grass Paddock Extending to 0.63 Acre
- Private Location
- Nearby to Harmby Waterfall
- Viewing by Appointment Only
- Guide Price: £800,000

SITUATION

Leyburn 1 mile. Richmond 10 miles. Bedale 10 miles. Hawes 18 miles. Northallerton 18 miles. Harrogate 30 miles. Leeds Bradford & Newcastle airports are both a 1 hours' drive. All distances and times are approximate.

Harmby is an attractive residential village, at the start of Wensleydale. The village has an active sense of community with regular events and sporting activities at the village hall where there are also playing fields, a children's park and tennis courts. There is a waterfall at the top of the village, and nearby Spennithorne has an excellent primary school.

It is also nearby to Leyburn which is a thriving market town with both primary and secondary schools. The location on the fringe of the Yorkshire Dales National Park allows immediate access for a number of countryside pursuits including walking, horse-riding and cycling.

DESCRIPTION

The Gill is an attractive and substantial detached stone-built property occupying a private and secluded position on the edge of the village, close to Harmby Waterfall. The property is approached via a sweeping, private and tree-lined driveway, leading from the road to the house, which is set within a former quarry and enclosed by attractive natural stone walls. This



distinctive setting gives the property considerable character and a wonderful sense of privacy.

The property is presented in good order throughout, whilst offering scope for some modernisation to suit the requirements and tastes of a new owner. It provides a comfortable and spacious family home, benefitting from full double glazing and oil-fired central heating.

The property is entered through a large and welcoming reception hall, from which the principal ground floor rooms are accessed. Parquet flooring extends throughout the majority of the ground floor, adding warmth and character.

There are two well-proportioned reception rooms. The dual-aspect living room features a multi-fuel burning stove set within an attractive wooden and marble fireplace, with views over the gardens to the rear. The dining room is conveniently positioned adjoining the kitchen and enjoys a large window overlooking the gardens, together with access to the outside via a useful side porch.

The kitchen/diner is fitted with an extensive range of wooden units, complemented by integrated appliances including a full-sized fridge and freezer, dishwasher and electric oven. There is also ample space for a family dining table.

Completing the ground floor is a useful utility room with plumbing for a washing machine, a separate cloakroom and direct access to the large attached double garage.

To the first floor are five well-proportioned bedrooms, all enjoying views across the gardens. The principal bedroom benefits from far-reaching views beyond the gardens and has an en-suite shower room. The modern family bathroom is fully tiled and fitted with a WC, wash hand basin, bath and separate shower cubicle.

A further smaller bedroom is currently plumbed and could be converted to provide an additional bathroom or en-suite, offering useful flexibility. The property's loft has also been converted to provide two good-sized loft rooms, currently used for storage but offering potential for a variety of uses, subject to any necessary consents.

Externally, The Gill is complemented by outstanding gardens and grounds extending to approximately 1.94 acres. The principal gardens are laid predominantly to lawn with established flower beds, borders and landscaped rockery areas. To the side is a vegetable garden and orchard, together with a secluded 'secret garden' and exposed quarry face, adding further interest and character.

A large patio provides an excellent space for 'alfresco' dining and outdoor entertaining, whilst enjoying the peaceful surroundings and wider countryside. The gardens wrap around the property and are exceptionally private and tranquil.

A substantial driveway provides ample parking for several vehicles and leads to the attached double garage.

In addition, there is a separate grass paddock extending to approximately 0.63 acres, situated on the roadside with independent access from the A684. The paddock would be well suited to the grazing of a small pony,



sheep or other livestock and could be managed separately from the main property if required.

Overall, The Gill is a substantial and characterful stone-built family home occupying an exceptional private position, with extensive gardens, grounds and adjoining paddock. Its distinctive setting, generous accommodation and excellent outdoor space combine to create a particularly appealing rural residence.

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

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FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band G.

SERVICES

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

The septic tank has been surveyed by MW Waste, who has confirmed that it is not compliant with the General Binding Regulations and the tank requires replacing or improvements. A copy of the report is available upon request.

LOCAL AUTHORITY

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	68 D
39-54	E		
21-38	F		
1-20	G		

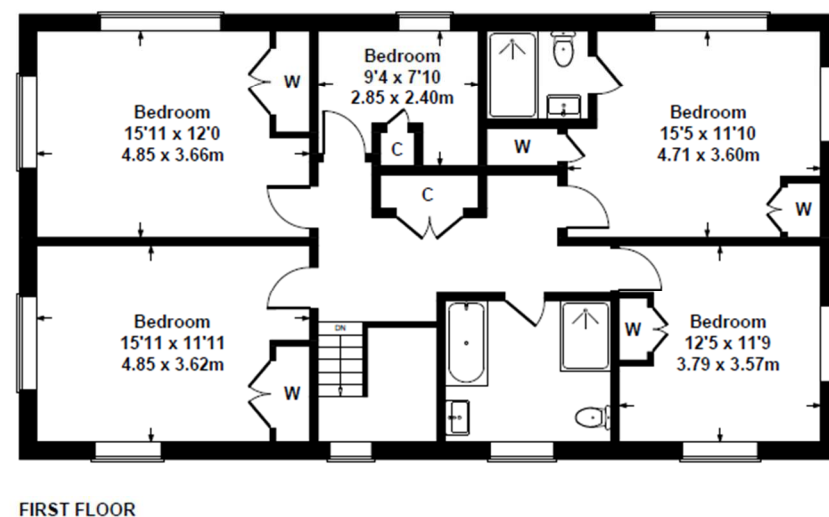
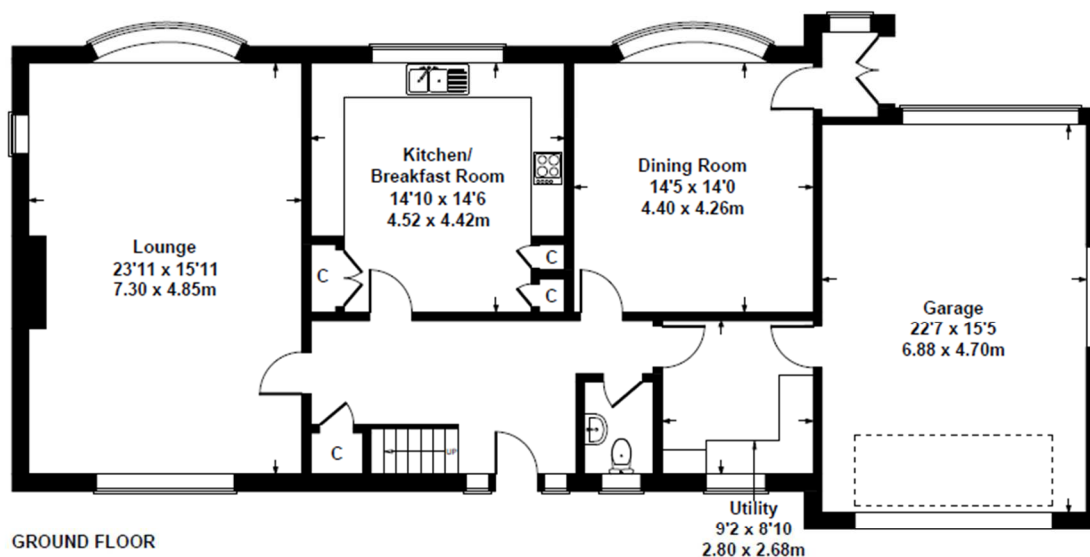
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Approximate gross internal area

House : 206 sq m - 2217 sq ft

Garage : 32 sq m - 344 sq ft

Total : 238 sq m - 2561 sq ft



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

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