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"For Sales In The Dales"



Lynwood, Leyburn

Guide Price £650,000 - £700,000



- **Stunning South-Facing Detached Bungalow In Elevated Position**
- **Breathtaking Far-Reaching Views Towards Penhill**
- **Extensive Wrap-Around Gardens Offering Privacy**
- **Large Well-Appointed Kitchen Ideal For Entertaining**
- **Bright Garden Room With Garden & Countryside Views**
- **Generous Living Dining Room**
- **Four Double Bedrooms**
- **Two Bathrooms, Utility Room & W/C**
- **Spacious And Versatile Accommodation Throughout**
- **Ample Off Road Parking For Numerous Vehicles**

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Lynwood is an absolutely stunning, south-facing detached bungalow, superbly positioned on the edge of the highly sought-after market town of Leyburn in the heart of North Yorkshire. This exceptional home enjoys an elevated setting with breath-taking, far-reaching views towards Penhill, offering a wonderful sense of space, privacy, and connection to the surrounding countryside. The property sits in a generous plot extending to 0.8 acres.



The property provides spacious and versatile accommodation throughout, ideally suited to both family living and those seeking a peaceful yet well-connected retreat. Internally, there are four generously sized double bedrooms, all beautifully presented and filled with natural light. The welcoming and substantial entrance hall creates an immediate sense of scale and quality, leading through to the principal living spaces.



At the heart of the home is a large, well-appointed kitchen, perfect for both everyday living and entertaining, complemented by a separate dining room for more formal occasions. A bright and airy garden room provides an additional reception space, ideal for relaxing while enjoying the stunning views across the gardens and beyond. Further practical features include a utility room, a spacious family bathroom, and a separate shower room, ensuring convenience for modern living.



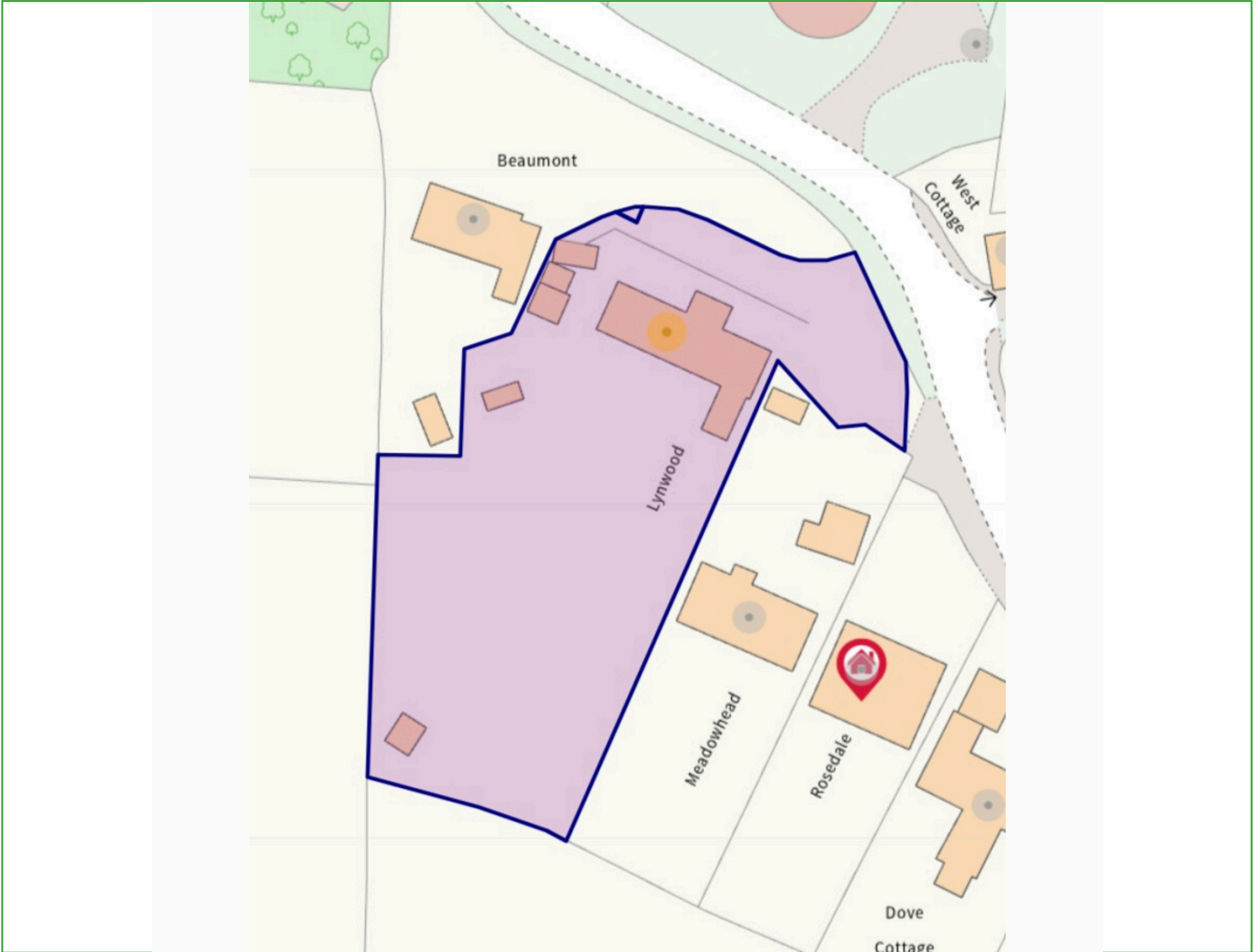
Externally, the property continues to impress with extensive, well-maintained gardens that wrap around the home, offering a variety of seating areas and a high degree of privacy. A beautifully positioned patio provides the perfect spot for outdoor dining or simply taking in the panoramic south-facing views towards Penhill. The grounds offer plenty of space for gardening enthusiasts, families, or those who simply appreciate outdoor living.



The property also benefits from extensive off-road parking, making it ideal for multiple vehicles or visitors.

Leyburn has a thriving community with excellent amenities such as shops, pubs, restaurants, schools, and churches. It also benefits from sports facilities, children's play areas, a health centre, and still holds a weekly outdoor market on a Friday. There is also easy access to Richmond, Bedale, Northallerton and the A1.

Combining generous accommodation, spectacular views, and a prime edge-of-town location, this is a rare opportunity to acquire a truly outstanding home in one of North Yorkshire's most desirable settings.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

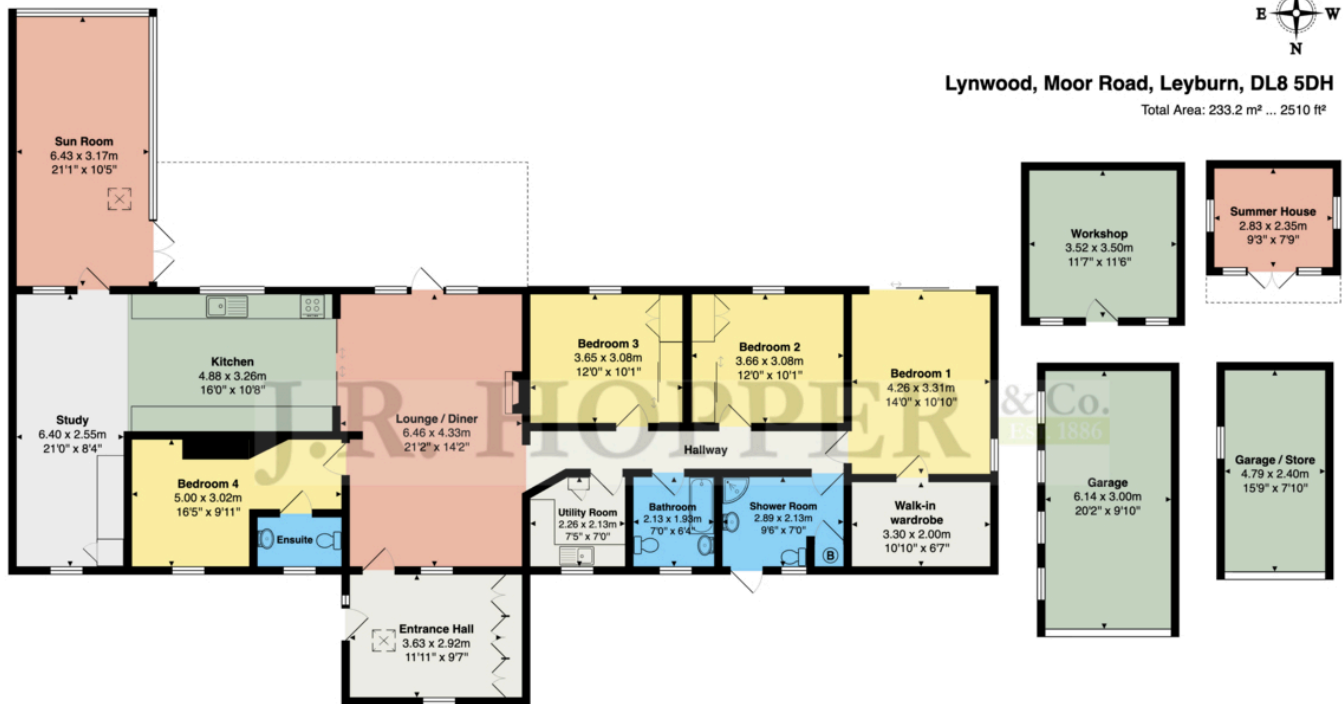
Material Information

Postcode: DL8 5DH
Council Tax Band: F
Energy Performance Band: C
Local Authority: North Yorkshire Council
Tenure: Freehold



Lynwood, Moor Road, Leyburn, DL8 5DH

Total Area: 233.2 m² ... 2510 ft²



Floor plan produced for J.R. Hopper & Co by Abide Studios.
All measurements, floor areas, openings and orientations are approximate and provided for illustrative purposes only.
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.

View our interactive brochure online for additional photos, videos, floorplans, maps and room descriptions.



Items in these photographs and tours may not be included in the sale • J. R. Hopper & Co. has not tested services, fixtures, fittings, central heating, gas, and electrical systems. If in doubt, purchasers should seek professional advice • J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective Purchasers. In addition, the Purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure • Viewings by appointment only.