West Close Farmhouse & Cottages

Melmerby, Leyburn, North Yorkshire, DL8 4TW

RobinJessop

WEST CLOSE
FARMHOUSE
COTTAGES
01969 640275

West Close Farmhouse & Cottages

Melmerby, Leyburn, North Yorkshire, DL8 4TW

A Well Presented & Substantial Former Farmhouse with Two Holiday Cottages, Delightful Gardens & a 1.85 Acre Meadow

- Substantial Farmhouse with Two Holiday Cottages
- Well Presented Accommodation
- Bio-Mass Heating, Solar Panels & Batteries
- Gardens & Hay/Wildflower Meadow Extending to 1.85 Acres
- An Excellent Lifestyle Opportunity
- Stunning Coverdale Views
- Guide Price: £1.2M

SITUATION

Carlton 0.5 miles. Middleham 3 miles. Leyburn 5 miles. Bedale 14 miles. Richmond 14 miles.

Melmerby is a traditional dales village located a short distance from the larger village of Carlton, which benefits from an excellent public house which is community owned and serves food. There is a village hall which runs regular clubs and events with a good sense of community. The popular Market Town of Leyburn is situated nearby and benefits from a good range of amenities and facilities including independent shops, a renowned deli, doctors and dentist surgeries and both primary and secondary schools.

West Close Farmhouse is beautifully situated on the fringe of Melmerby and enjoys far reaching south facing views across Coverdale. and towards the North York Moors.

DESCRIPTION

West Close Farmhouse is a substantial former farmhouse which has been refurbished and maintained to exacting standards and benefits from having two successful holiday let cottages. The property has been creatively extended and offers spacious, comfortable accommodation which has also previously been run as a Bed and Breakfast. The property benefits from being fully double glazed, having a biomass heating system, solar panels and batteries.

The property is entered through a useful lobby with space for jackets and boots which leads into a large and open plan kitchen diner with a polished tiled floor and under floor heating. The kitchen features a quality range of fitted wooden units which are complemented by granite worktops and a Belfast sink. There are integrated appliances including a fridge freezer, dishwasher and a Rangemaster cooker together with a central island. There is ample space for a family dining area which then opens into the conservatory from where the stunning views can be enjoyed with French doors out to a patio.

There is a snug just off the kitchen which has a traditional feel with engineered oak floorboards, exposed beams and a multi fuel burning stove with a wooden mantle above. Steps up lead into the living room which has ceiling beams and engineered oak flooring with dual aspect windows making the room lovely and light. There is an impressive stone-crafted fireplace with a log burning stove set within.

A door leads to the inner hallway with access to the front porch, a useful broom cupboard and an oak staircase, which leads up to the first floor. Completing the ground floor is a large dining room with a stone flagged floor and doors out to the front and rear of the property. There is also a cloakroom and a utility room.

To the first floor there are three double bedrooms and a house bathroom. The main bedroom enjoys stunning views and has a dressing room and an ensuite bathroom with a WC, basin and a shower over the bath.

There is an internal door which connects the property to a further two bedrooms which have previously been used as bed & Breakfast rooms. There are two double bedrooms with ensuite shower rooms, and an open plan room with a kitchenette, separate bathroom and a living area which has a sofa bed. The connecting door can be opened or removed if required to fully incorporate the additional rooms into the main house, or a Bed and Breakfast business could be reinstated. These rooms can also be accessed via an external stone staircase making them completely independent from the house if required.

Externally, West Close Farmhouse is complemented by delightful south facing gardens with ample lawn, patio and a mix of traditional flower beds, fruit cages and borders. There is a traditional hay meadow with a range of different grasses and wildflowers which extends to 1.85 acre and extensive gravelled parking for several vehicles.

Field Cottage

This is a detached stone-built cottage providing two-bedroom holiday let accommodation. The property is entered into a south facing conservatory with a stone flagged floor with seating area which leads into the open plan kitchen and living room. There is a well-equipped kitchen area with a range of fitted units and an electric oven with hob and an undercounter fridge. There is a living and dining area and there are character features with beamed ceilings and a stone fireplace with multi fuel stove.

Steps lead up two bedrooms and a bathroom with WC, basin and a bath with shower over.

The property has a private seating area from where the views can be enjoyed and allocated parking.

West Close Cottage

West Close Cottage is a stone-built cottage which also provides two-bedroom accommodation. The property is entered into a conservatory which leads into the living room. The living room has a vaulted ceiling with eaves storage above and exposed beams. There is a stone chimney breast with a log burning stove and a window to the front. Steps down lead to a kitchen diner which is well equipped with a range of fitted units, an oven with hob and an under-counter fridge together with ample space for a dining table.

The property has two bedrooms and a bathroom with WC, basin and a bath with shower over.

Externally the property has a private patio and allocated parking.

Overall, West Close Farmhouse & Cottages offers a rare opportunity and potential lifestyle change for a buyer looking to continue the running of a successful holiday let business, expand further with potential for Bed & Breakfast or multi-generational living (subject to obtaining necessary planning consent) in a renowned part of the Yorkshire Dales National Park.

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.

We will then 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 being offered for sale initially by Private Treaty. If you would like to discuss any matter concerning this sale, then please kindly record your interest with Mr. Tim Gower MRICS as soon as possible and preferably in writing enabling us to keep you informed as to how we propose to conclude the sale.

Tenure

The property is freehold and vacant possession will be given upon completion.

Council Tax & Business Rates

West Close Farmhouse: Band G.

West Close Cottage & Field Cottage: Rateable Value: £5,600 (April 2026 – Present).

Energy Performance Certificate

West Close Farmhouse: D/59

West Close Cottage: E/39

Field Cottage: E/41

Boundaries

The Vendors will only sell such interests (if any) as they may have in the boundary fences, ditches and walls and other boundaries separating this property from other properties not belonging to them.

Services

Mains electricity. Private village water supply. Mains drainage. Biomass heating. Broadband connection available.

Fixtures & Fittings

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

The contents of the two holiday cottages are available for purchase.

WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.

///kilt.stack.selling

Local Authority

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

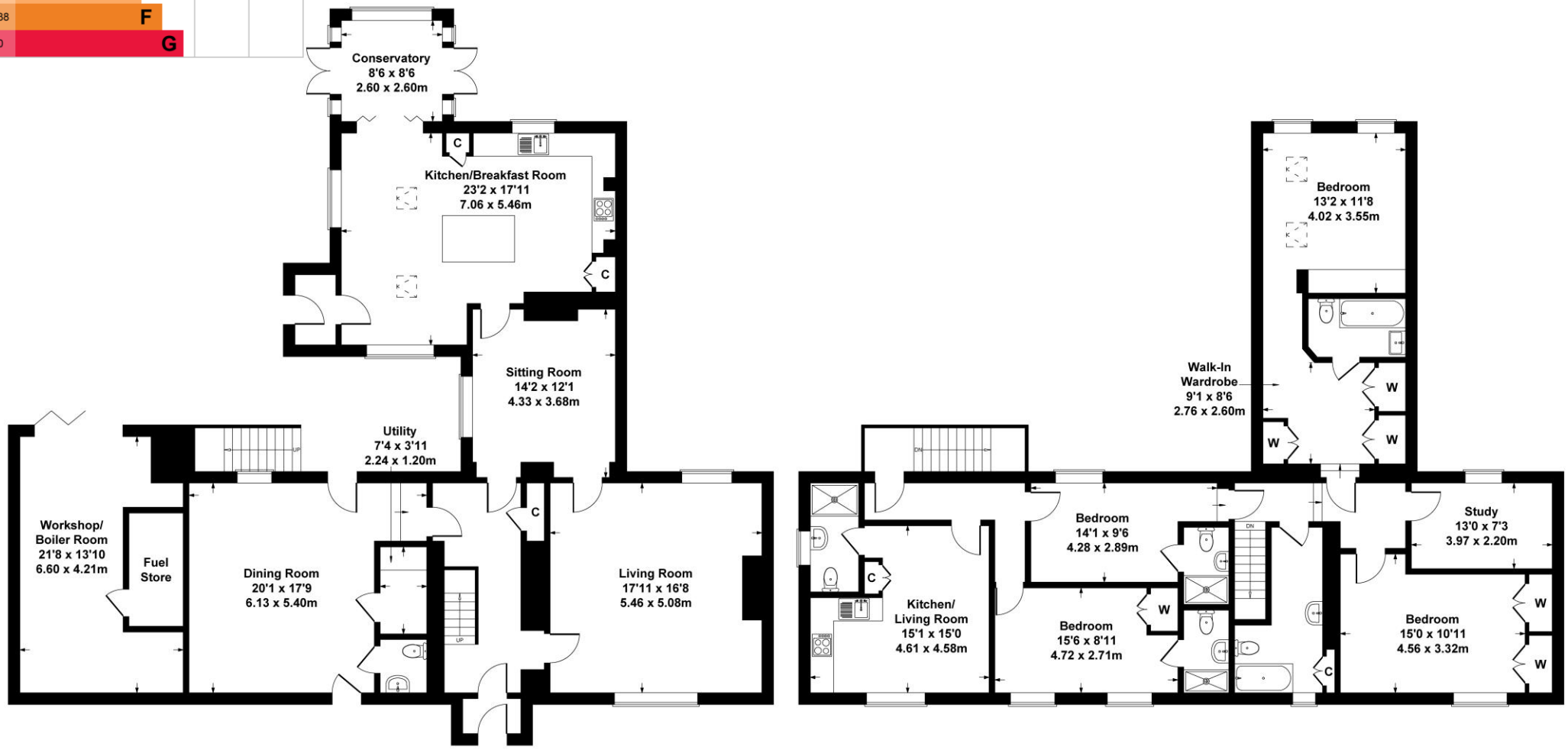
£1000
SUNLIGHT
SOAP
GUARANTEED OF PURITY
AYSGARTH FALLS, YORKS.
YORKSHIRE DALES

MIND
STEP
MIND
STEPS

West Close Farmhouse, Melmerby, DL8 4TW

Approximate gross internal area
House 279 sq m - 3003 sq ft
Workshop 28 sq m - 301 sq ft
Total 307 sq m - 3304 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

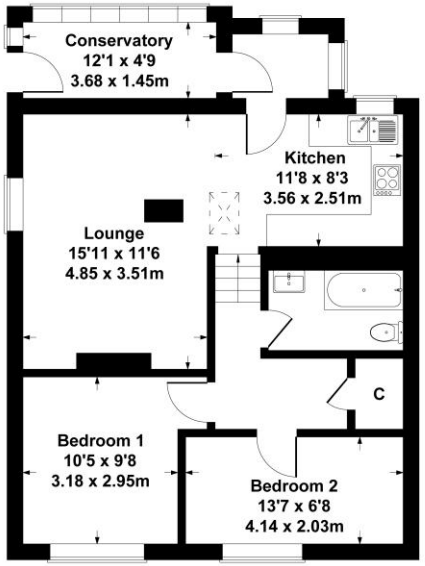
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

Important Notice: Robin Jessop Ltd, their clients and any Joint Agents give notice that: They are not authorized to make or give any representations of warranties in relation to the property either here or elsewhere, on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning permission, building regulations or other consents. Where it is stated that there is planning potential, Purchasers must satisfy themselves with the Planning Authority or otherwise. Robin Jessop Ltd has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Field Cottage, Melmerby In Coverdale

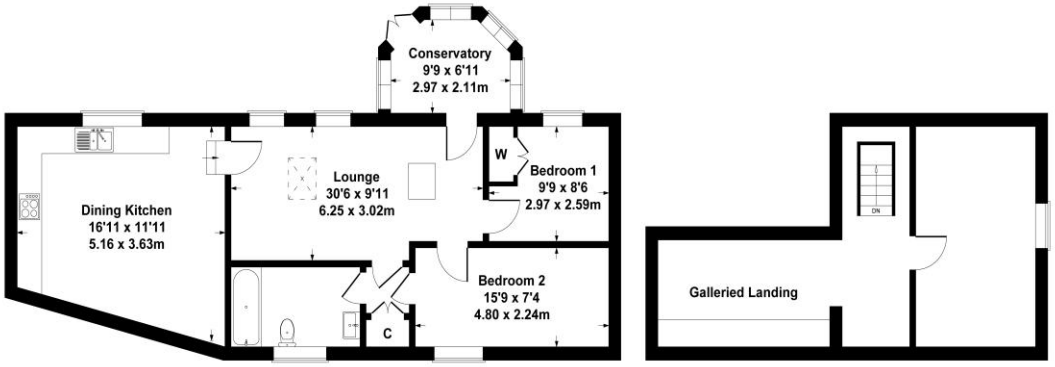
Approximate gross internal area 69 sq m - 742 sq ft



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

West Close Cottage, Melmerby In Coverdale

Approximate gross internal area 111 sq m - 1196 sq ft



GROUND FLOOR

FIRST FLOOR

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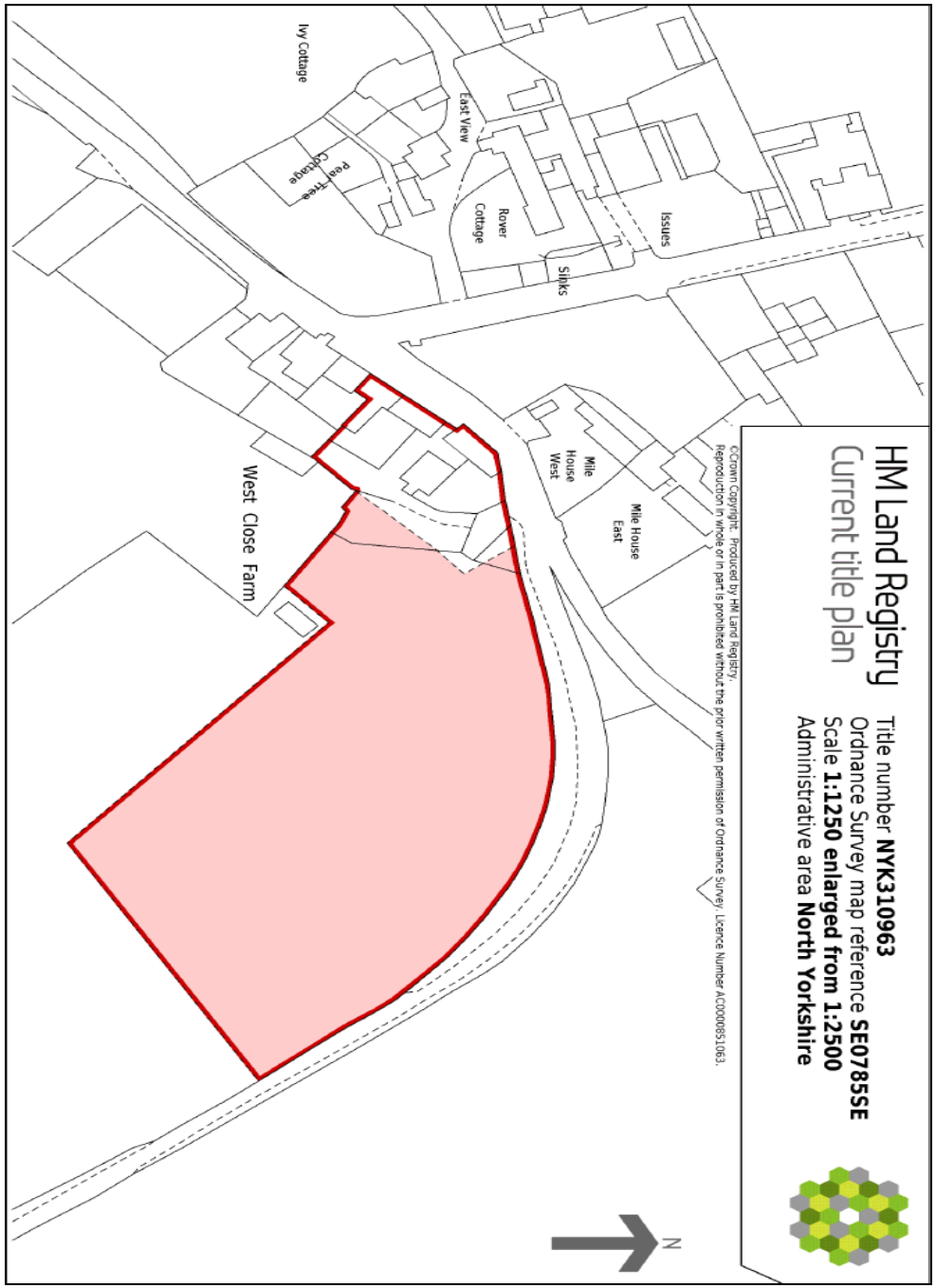

The Property Ombudsman SALES
OFT Approved code
RICS

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