



# River View

Worton, Leyburn, North Yorkshire DL8 3ET



RobinJessop

# A SPACIOUS AND UNIQUE CHARACTER PROPERTY IN AN ACCESSIBLE VILLAGE LOCATION WITH STUNNING VIEWS

- Detached Character Property
- Three Double Bedrooms
- Beautifully Finished Throughout
- Open Plan Dining Kitchen & Garden Room
- Carefully Landscaped Garden with Garth
- Off Road Parking
- Stunning Views of Wensleydale
- Accessible Location
- Guide Price Range: £560,000 - £585,000

## SITUATION

Aysgarth 3 miles, Hawes 5 miles, Leyburn 11 miles, Bedale 22 miles, Northallerton 30 miles. Leeds Bradford & Newcastle Airports 1 hours Drive (all distances and times are approximate).

River View is very pleasantly situated on the northern edge of Worton Village and accessed via the road which runs between the A684 and Askrigg. The quiet village of Worton is situated in the heart of Upper Wensleydale in the picturesque Yorkshire Dales. It is well placed in relation to the local market towns of Hawes, Leyburn and Richmond where there is a range of services and amenities.

The property is also within travelling distance to the A1(M) interchange at Leeming Bar and A19, bringing the larger centres of York, Leeds and Newcastle within reasonable travelling distance.

## DESCRIPTION

River View is an attractive, detached stone built traditional dales property. It is attractively and well presented throughout. It has been sympathetically extended over time to enjoy full panoramic views to the rear across Upper Wensleydale.

The property is entered into a useful Entrance Lobby which is ideal for leaving coats and boots, which then leads into the multi-functional lobby area. This area could be used as it is now as a Sitting Area or as a separate Dining Room. This room has stone flagged floors and a large log burner. From here, it then leads to



the downstairs bathroom, stairs to the first floor and a separate Sitting Room.

The Sitting Room offers a dual aspect light and airy environment which will be equally as cosy during the winter months. To the rear you find the heart of the property which is the Dining Kitchen with attached Garden Room. This room has been tastefully renovated with stone flagged floors throughout, wall and floor units, full height pantry cupboard and a separate walk-in Pantry. The Dining Kitchen also features an area for dining with full height glazed windows and a sitting area to make the most of the far-reaching views over open countryside beyond. The Garden Room is fully capable for offering indoor/outdoor living with a door leading onto the terraced patio area where the landscaped gardens lead on.

The first floor of the property features three good sized double bedrooms with the Master bedroom again being dual aspect to make the most of the views. The first floor of the property is finished off by a beautiful Bathroom with bath and shower over it, WC and sink with vanity unit.

Externally, the property has off street parking and a small, paved area to the front. At the rear of River View features a beautifully landscaped garden with terraced patio at the top, which leads down to a range of mature shrubs and flower beds to a Garth at the end with a selection of mature trees. In total the property extends to 0.32 acres.

Overall, internally the property has been beautifully renovated and offers a fantastic blend of traditional Yorkshire Dales character features with modern style to create a property with light and airy accommodation which will be perfect for all seasons of the year and suitable for a range of different buyers. River View would make a wonderful family home, second home or holiday let and viewing is advised.

#### GENERAL REMARKS & STIPULATIONS

##### VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01677 425950 or 01969 622800.

##### 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

///purifier.leaned.sketching

#### FIXTURES & FITTINGS

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

#### TENURE

Freehold with vacant possession.

#### COUNCIL TAX

Band E.

#### SERVICES

Mains electricity. Mains water. Mains drainage. Oil fired central heating. Broadband connection available.

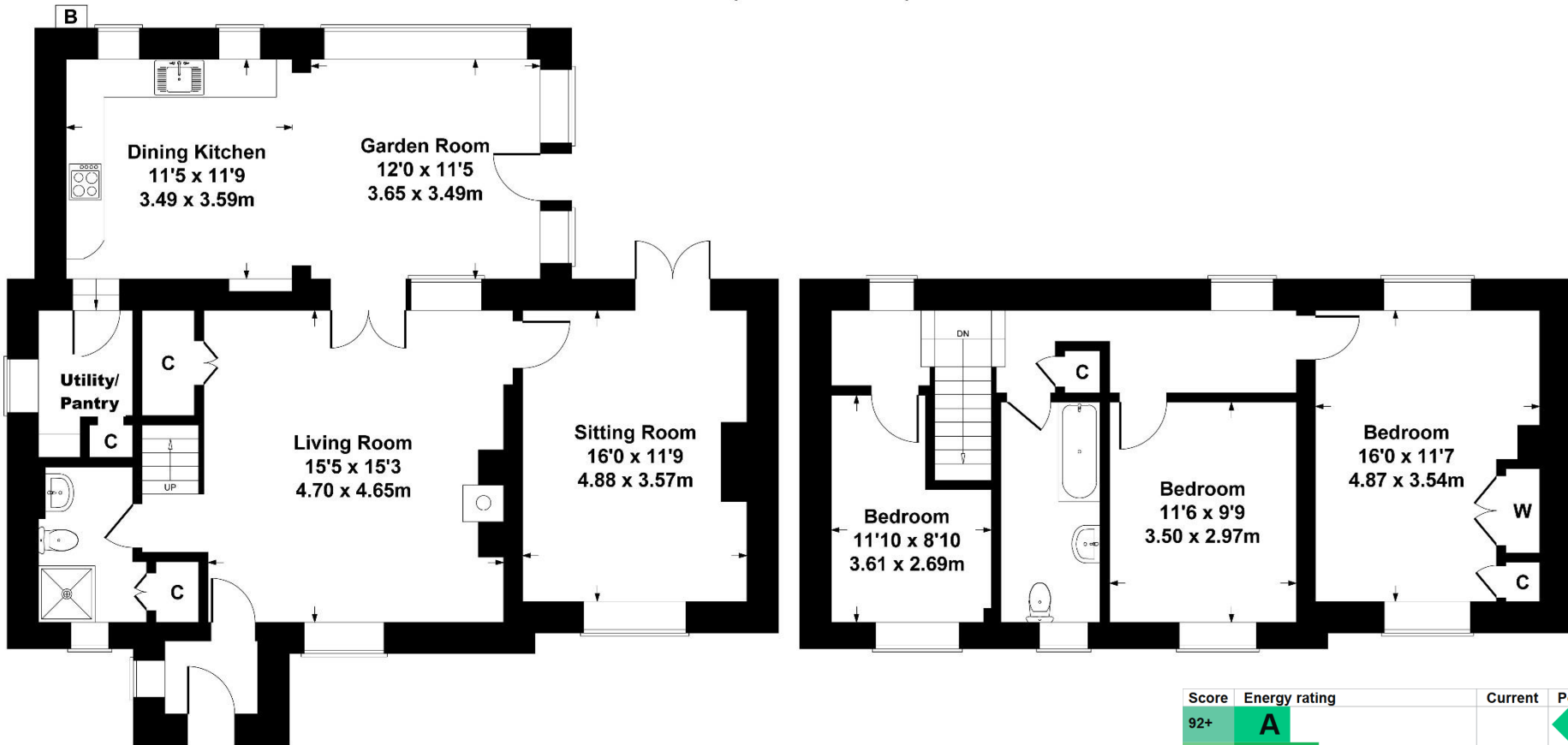
#### LOCAL AUTHORITY

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



# River View, Worton

Approximate gross internal area  
137 sq m - 1475 sq ft



GROUND FLOOR

FIRST FLOOR

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

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Robin Jessop Ltd  
[info@robinjessop.co.uk](mailto:info@robinjessop.co.uk)  
 01969 622800  
 01677 425950  
[www.robinjessop.co.uk](http://www.robinjessop.co.uk)

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.

