







Clyde Guest House Leyburn, North Yorkshire Dales, DL8 5AY

£645,000

marcus alderson estate agents

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ENTRANCE VESTIBULE

ENTRANCE HALL
Staircase to first floor. Doors to Inner hall &:

'Guest' LOUNGE 4.48m x 3.67m (14'8" x 12'0")
Stone surround open grate fireplace & hearth. Windows to front & side.

'Guest' DINING ROOM 4.17m x 3.66m (13'8" x 12'0")
Adam style feature fireplace. Window to front, exposed stonework arch with double doors to:

KITCHEN/BREAKFAST ROOM 6.20m x 3.78m (20'4" x 12'4")
Fitted with an extensive range of wall & floor units with Granite worktops & inset 2 & ½ bowl sink, island unit & further single bowl sink. 6-gas ring range cooker with extractor hood above, integrated fridge & freezer. Heavy ceiling beams. Access to Cellar, door to Ancillary Rooms & ANNEX BEDROOM (Separate entrance), window to rear & door to:

INNER HALL
Built-in 'Reception Station', doors to Rear Gardens & to:

Main SITTING ROOM 7.53m x 3.91m
A large heavy beamed room with a focal stone Inglenook fireplace with multi-fuel stove. Window to rear.
ANCILLARY ROOMS & 'All-User' BEDROOM 8:

Main SITTING ROOM 7.53m x 3.91m (24'8" x 12'9")
A large heavy beamed room with a focal stone Inglenook fireplace with multi-fuel stove. Window to rear.

ANCILLARY ROOMS & 'All-User' BEDROOM 8:

UTILITY/BOOT ROOM & WC 4.17m x 3.93m (13'8" x 12'10")
Door to side entrance, windows to side, fitted with a range of wall & floor units with sink & plumbing for automatic washing machines. WC. Windows to front & side, doors to outside &:

SIDE ENTRANCE HALL
Staircase to 'Guest' Bedrooms 6 & 7, & door to:

LAUNDRY/STORAGE AREA 4.20m max deep (13'9" max deep)
Fitted cupboards (Worcester gas boiler) & storage. Door to:

'All-User' BEDROOM 8. 3.89m min x 3.47m (12'9" min x 11'4")
Yorkshire sliding sash windows to sides & private door to outside.

EN SUITE
Shower cubicle, washbasin & WC.

FIRST FLOOR LANDING & INNER LANDING
Window to front.

MASTER SUITE 6.22m x 4.21m max overall (20'4" x 13'9" max overall)
Comprising:

BEDROOM 1 (VIEWS) 4.21m x 3.21m min (13'9" x 10'6" min)
Built-in wardrobes, cupboard & airing cupboard with hot-water cylinder. Window to rear with far-reaching views of the Wensleydale countryside.

Large EN SUITE 2.90m x 2.55m (9'6" x 8'4")
Free-standing clawfoot bath, washbasin & WC. Window to side.

'Guest' BEDROOM 2 (VIEWS) 5.05m max x 4.36m (16'6" max x 14'3")
Built-in wardrobes & window to rear with far-reaching views of the Wensleydale countryside.

EN SUITE 1.82m x 1.66m (5'11" x 5'5")
Shower cubicle, washbasin & WC.

BEDROOM 3. 3.90m x 2.81m (12'9" x 9'2")
Built-in wardrobes & window to side.

'Guest' BEDROOM 4. 4.24m x 3.62m (13'10" x 11'10")
Built-in wardrobes & window to front.

EN SUITE
Shower cubicle, recessed washbasin & WC.

'Guest' BEDROOM 5. 4.21m x 3.62m (13'9" x 11'10")
Built-in wardrobes & window to front.

EN SUITE
Shower cubicle, washbasin & WC.

'Guest' BEDROOM 6. 4.00m min x 3.94m (13'1" min x 12'11")
Truss beam vaulted ceiling, built-in wardrobes, Velux window & window to side.

EN SUITE
Shower cubicle, recessed washbasin & WC.

'Guest' BEDROOM 7 (VIEWS) 4.12m x 3.72m (13'6" x 12'2")
Truss beam vaulted ceiling & built-in wardrobes. Windows to side & rear (Great views).

EN SUITE
Shower cubicle, recessed washbasin & WC.

'All-User' BEDROOM 8. 3.89m min x 3.47m (12'9" min x 11'4")
See ground floor above.

OUTSIDE
Enclosed REAR GARDENS (VIEWS): Fabulous Al Fresco South facing patios & gardens with far-reaching views of the Wensleydale countryside. Stone walled with side access gate, 'Foster's' shed, log store, & extensively flagged with well stocked borders. Strawberries, rhubarb, raspberries, black currants & gooseberries.

NOTES
(1) Freehold
(2) Council Tax: C; Rateable Value: 1st April 2026 to present: £7,000, From April 2027, the small business rates relief threshold for retail, hospitality & leisure properties rises from £12,000 to £18,000 in rateable value for 100% relief.
(3) EPC: TBC
(4) 2026 Tariff: Price per night from £90 (Single room) to £120 (Superior double room)
(5) Grade II Listed
(6) Mains Gas, Water, Electricity & Drainage

