



Braidley Farm

Braidley, Leyburn, North Yorkshire, DL8 4TX



Robin Jessop

A CHARACTERFUL GRADE II LISTED PROPERTY WITH DETACHED BARN, ENCLOSED GARDEN & DRIVEWAY PARKING

- Detached Grade II Listed Property
- Three Bedrooms
- Two Reception Rooms
- Character Features Throughout
- Detached Stone Barn with Potential
- Driveway Parking
- Low Maintenance Garden
- Rural Village Location
- Guide Price: £375,000

SITUATION

Kettlewell 7 miles, Middleham 8.5 miles, Leyburn 11 miles (all distances are approximate).

Braidley is a pretty and quiet rural hamlet in Coverdale situated between Middleham and Kettlewell. It is situated in the very heart of the Yorkshire Dales National Park which is one of the country's most beautiful regions.

The neighbouring village of Horsehouse has a traditional public house and there are a range of local shops both in Middleham and Kettlewell with more extensive facilities in the market town of Leyburn. There is a railway station at Northallerton with a main line to London and a further service from Garsdale with a line to Leeds and Carlisle.

DESCRIPTION

Braidley Farm is a traditional, double fronted Grade II listed house that retains a wealth of character features throughout including ceiling beams, exposed stone walls and stone flagged flooring.

The property is entered into the kitchen which has a range of traditional wooden units and a recently installed Rayburn together with space for an undercounter fridge. Leading through is an inner hallway with stone staircase leading up to the first floor and a useful pantry/utility with further fitted units.

There is a dining room which has a stone flagged floor, exposed stone feature wall, ceiling beams and a front door, and a living room with an open fire set within a tiled and cast-iron surround.

To the first floor there are three double bedrooms and a house



bathroom featuring a Victorian roll top bath.

Externally the property is complemented by an enclosed rear garden which is gravelled with ample space for seating with a lawned garden to the front. There is also a useful detached barn which is currently used as storage but could be converted to create a home office or ancillary accommodation subject to obtaining the necessary consents. There is also a strip of land to the rear of the barn which could be incorporated into the gardens if required. This is currently grazed by the local farmer.

Overall, the property offers an excellent opportunity to purchase a rural home with character in a quiet and secluded hamlet location. Viewing is advised.

VIEWINGS

Strictly by Appointment with Robin Jessop Ltd – Telephone 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.

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 E.

SERVICES

Mains electricity. Mains water. Mains drainage. Oil central heating.

LOCAL AUTHORITY

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

LOCAL PLANNING AUTHORITY

Yorkshire Dales National Park Authority, Yoredale, Bainbridge, Leyburn, North Yorkshire, DL8 3EL

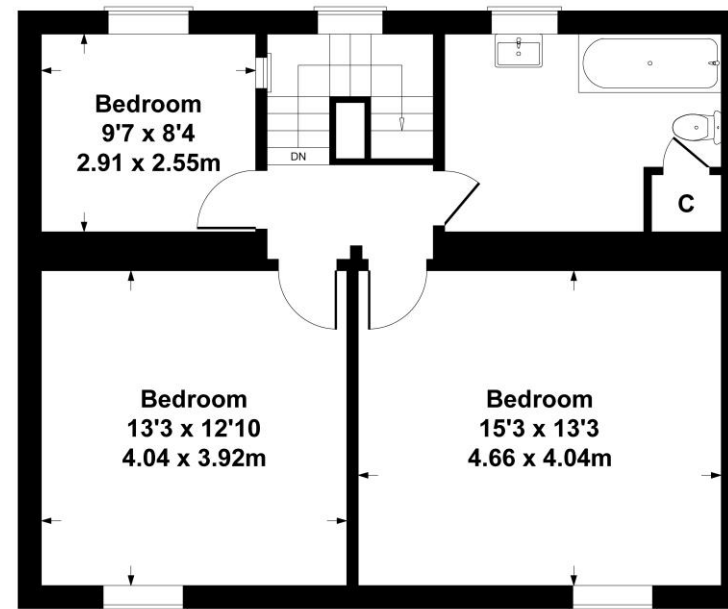


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Approximate gross internal area
House 124 sq m - 1335 sq ft



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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

Robin Jessop Ltd
info@robinjessop.co.uk
01969 622800
01677 425950
www.robinjessop.co.uk

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