



Hill View

Harmby, Leyburn, North Yorkshire, DL8 5PD



Robin Jessop

# A SPACIOUS FIVE BEDROOM FAMILY HOME WITH STUNNING VIEWS IN A POPULAR VILLAGE LOCATION

- Three Storey Family House
- Five Double Bedrooms
- Two Reception Rooms
- Off Road Parking
- Double Garage & Well-Established Gardens
- Fantastic Views Across Lower Wensleydale
- Accessible Village Location
- Guide Price: £750,000

## SITUATION

Leyburn 1 mile. Richmond 10 miles. Bedale 10 miles. Hawes 18 miles. Northallerton 18 miles. Harrogate 30 miles. Leeds Bradford & Newcastle airports are both a 1 hours' drive. All distances and times are approximate.

The property is located within the village of Harmby, at the bottom of Harmby Bank. Hill View benefits from a fantastic rear outlook with wide reaching and uninterrupted views of Wensleydale beyond, whilst also maintaining its privacy.

Harmby is an attractive residential village on the fringe of Leyburn. The village has an active sense of community with regular events and sporting activities at the village hall where there are also playing fields, a children's park and tennis courts.

## DESCRIPTION

Hill View is a five-bedroom family home dating back to the 18th century, beautifully renovated to a high standard while retaining a wealth of original charm and character throughout.

The property is entered via a welcoming porch with a charming Joseph Wootton doorbell, and useful fitted shoe storage.

This leads to the main hallway, linking through to the heart of the home, the kitchen. This is fitted with a range of bespoke units by Country Kitchens with both black saddle granite and solid wood surfaces. There is a generous island with breakfast



bar seating and integrated appliances, a double Belfast sink, Rangemaster five-ring cooker and a practical walk-in larder.

Leading directly from the kitchen is the impressive south-facing garden room and dining area, flooded with natural light through expansive windows and skylights, whilst perfectly framing the beautiful surrounding gardens and countryside beyond. The french doors open onto the paved patio, perfect for outdoor/indoor living, where there is also a useful separate WC.

To the rear of the property is a practical utility room fitted with additional storage, plumbing for a washing machine and tumble dryer, a wash basin, and direct access to the rear garden.

The sitting room is centred around an inglenook fireplace with a multi-fuel log burning stove beneath a feature exposed timber beam. This charming sitting room perfectly showcases the property's character.

The first floor offers four generously proportioned double bedrooms, two of which benefit from fitted wardrobes. The family bathroom features a vanity sink unit, separate shower and bath.

Occupying the entire second floor is the principal bedroom with en-suite. Flooded with natural light from multiple Velux windows, the room enjoys stunning panoramic countryside views, ample fitted storage, and a beautifully designed open-plan en-suite bathroom, featuring a freestanding bath positioned to enjoy the spectacular outlook, a shower, double vanity unit, and separate WC with bidet.

Externally, Hill View is approached via a gravelled driveway providing ample off-road parking alongside a detached double garage draped in mature wisteria. The front gardens are beautifully established with fruit trees, well-stocked flower beds, mature shrubs, and a raised lawn.

To the rear, the property enjoys a private and beautifully maintained garden with a lawned area, colourful borders, fig tree, a small pond, and paved seating terrace perfectly positioned to take advantage of the outstanding open views across the surrounding countryside and beyond the traditional "ha-ha" wall.

Overall, Hill View represents a rare opportunity to acquire a superb character home finished to an exceptionally high standard throughout, offering generous family accommodation in an idyllic setting. An early viewing is highly recommended.



## 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.

### FIXTURES & FITTINGS

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

### TENURE

Freehold with vacant possession.

### COUNCIL TAX

Band F.

### SERVICES

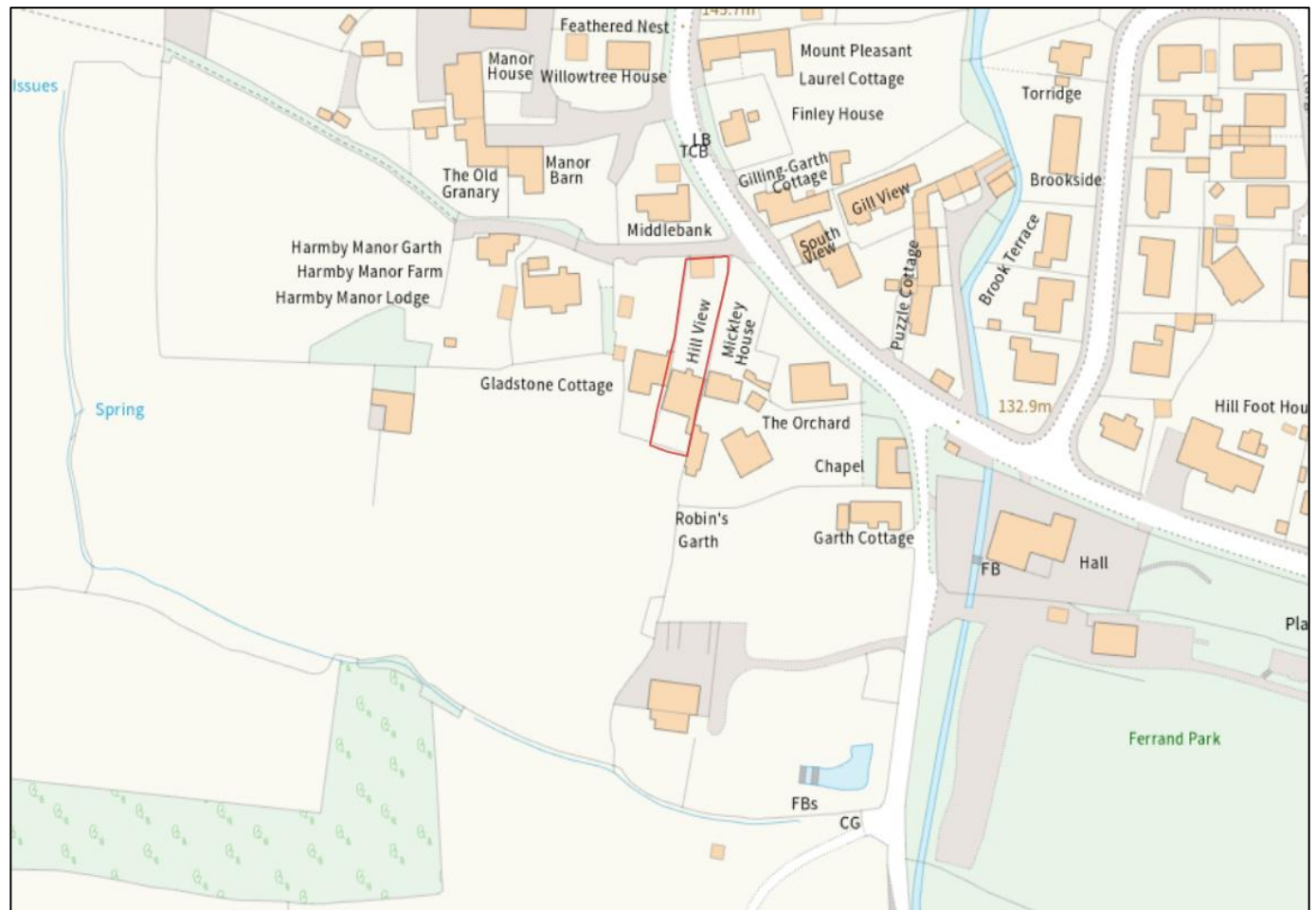
Mains electricity. Mains water. Mains drainage. Oil Fired Central Heating. 3.5 kWh Solar Panels & Thermal Solar (Owned). Double Garage has Power, Electric & Water.

### BROADBAND

High speed connection available.

### LOCAL AUTHORITY

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



**Hill View**  
 Approximate gross internal area  
 House 229 sq m - 2465 sq ft  
 (Excluding Garage)



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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