



Woodlands
Constable Burton | Leyburn | North Yorkshire | DL8 5LL

 FINE & COUNTRY

Step inside

Woodlands

This substantial detached property presents a rare and exciting opportunity to acquire a home of significant scale, character and potential. With the original part of the property dating back to the 1850s and later extended in the 1980s, the property offers generous proportions throughout, providing a wonderful canvas for sympathetic modernisation, allowing the next owner to create something truly special.

The principal reception rooms are well-balanced and full of natural light, offering excellent foundations for reimagining both formal and informal living spaces. While the interiors would now benefit from updating, they retain an inherent elegance that could be beautifully restored and enhanced.

Across the upper floors, nine bedrooms provide exceptional flexibility, ideal for large families, multi-generational living, or those seeking to incorporate guest accommodation or a boutique hospitality venture. The existing layout offers both scale and adaptability, inviting a creative vision to unlock its full potential.





Seller Insight

“ From the moment our family first came across this property, it felt like something truly special. Tucked away in a wonderfully peaceful setting, yet never isolated, it offered that rare balance between countryside tranquillity and everyday convenience. The original house, full of character and history, immediately drew us in, while the surrounding land and the gentle presence of the beck along part of the boundary gave it a sense of calm that's hard to put into words.

Over the years, this has been far more than just a house to us, it has been a home that has grown with our family. Thoughtful improvements have made it more comfortable for modern living, while still respecting its heritage. The additional space we created, including opening the main building and making the attic usable, has allowed the house to adapt to different stages of life. It's a home that offers flexibility, whether for family life, entertaining, or simply enjoying quiet moments.

What we've always loved most is its position. Nestled in Wensleydale, there's a real sense of being grounded in nature here. The views from the front of the house, especially on bright summer days, are something we never took for granted. There's a feeling of space in every direction - both inside and out - which gives you room to breathe, think, and truly relax.

This has been a place of memories; family gatherings, celebrations, and everyday moments that become the most meaningful over time. It's a home where people come together easily, where there's always space for guests, and where life naturally flows between indoors and out. Whether its children exploring the land or simply enjoying a quiet evening watching the light change across the fields, it's a lifestyle that feels both peaceful and fulfilling.

The surrounding area has only added to that experience. You feel part of a welcoming, close-knit community, yet with enough distance to enjoy privacy. With local amenities, a village pub, and countryside walks all within easy reach, it strikes a perfect balance.

What makes this property truly special is its potential. There is so much opportunity here for the next owners to shape it into their own vision, whether that's continuing as a much-loved family home, embracing a more rural lifestyle with animals, or simply enjoying the generous space it offers.

As we prepare to pass it on, what we will miss most is the feeling this place gives you, the sense of openness, the views, and the quiet connection to the landscape. It's a rare kind of home - one that offers not just a place to live, but a way of living.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Step outside

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Set within the desirable village of Constable Burton, near Leyburn, the property enjoys an enviable position surrounded by open countryside and far-reaching views. The grounds are equally promising, offering a generous and private setting that complements the scale of the house. Expanses of lawn and mature boundaries provide both privacy and a strong framework for further development.

Beyond the immediate gardens, the wider grounds offer considerable scope for a variety of uses. Whether for equestrian pursuits, a smallholding, or simply the desire for more space, there is clear potential to tailor the outdoor areas to suit individual needs. Subject to the necessary consents, there may also be opportunities to extend or further develop the property, adding long-term value.

Combining a sought-after rural location with excellent access to nearby amenities in Leyburn, Bedale and Richmond, this is a property defined not only by what it is, but by what it could become - a compelling prospect for those looking to restore, enhance, and create a truly exceptional country home.



Services, Utilities & Property Information

Utilities – Mains Electricity and Water, Drainage to septic tank, Oil fired Central Heating

Tenure – Freehold

Property Type – Detached

Construction Type – Standard

Council Tax – Richmondshire Council Band G

Parking – Driveway for several vehicles and garage

Mobile Phone Coverage – Check with your provider

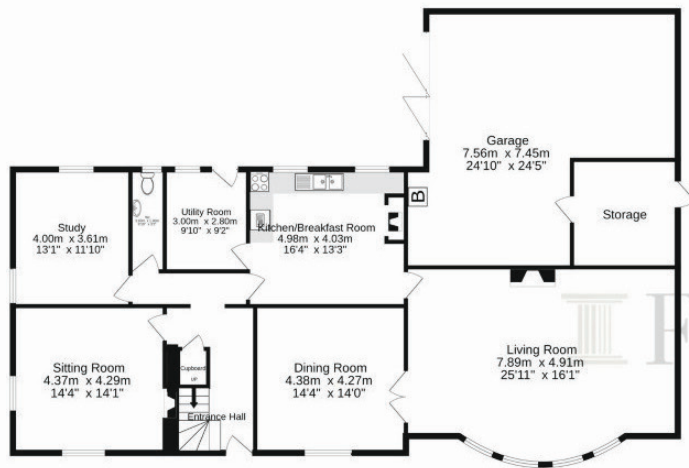
Internet Connection – Starlink

Public and Private rights of way – N/A

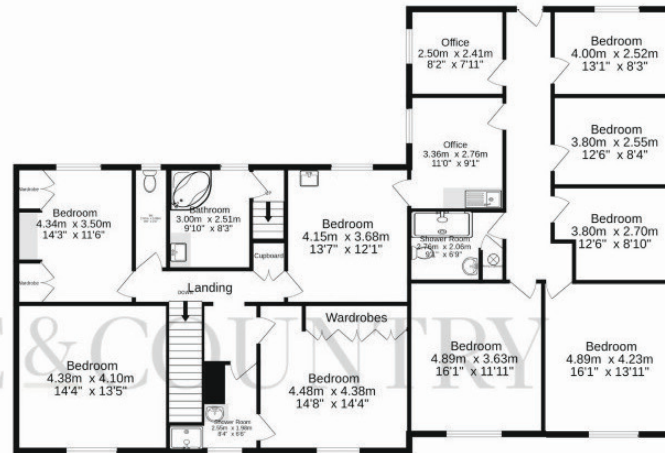
Other information – The property is in a designated conservation area.

Viewing Arrangements – Strictly via the vendors sole agent at Fine & Country Durham on 0330 166 4646.

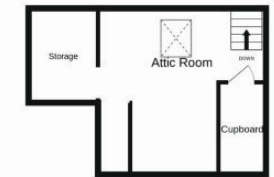




GROUND FLOOR



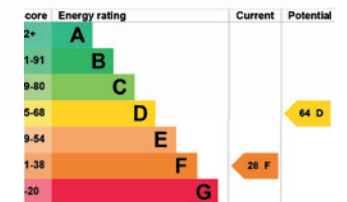
1ST FLOOR



ATTIC ROOM

WOODLANDS, CONSTABLE BURTON. DL8 5LL.

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Tenure: Freehold
Council Tax Band: E



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