Old Hall

Spennithorne, Leyburn, North Yorkshire, DL8 5PS

RobinJessop

A GRADE II LISTED FORMER FARMHOUSE REQUIRING COMPLETE REFURBISHMENT IN AN EDGE OF VILLAGE POSITION

- Detached Grade II Listed Farmhouse
- Three/Four Bedrooms
- Requiring Complete Refurbishment
- Gardens & Small Orchard
- Useful Outbuildings & Stores
- Edge of Village Location
- **Guide Price Range: £400,000 - £500,000**

SITUATION

Leyburn 2 miles. Bedale 10 miles. A1 interchange at Leeming bar 12 miles. Northallerton 17 miles. Hawes 18 miles. Both Newcastle and Leeds Bradford Airports are a one-hour drive approximately from the property.

Old Hall stands extremely well on the fringe of Spennithorne. The village is well placed within easy reach of the market towns of Leyburn, Bedale and Hawes where there is a range of shops, cafes, pubs and activities. There is a thriving village pub a short walk from the property together with a primary school and the location on the outskirts of the Yorkshire Dales National Park is very popular for walking and cycling.

DESCRIPTION

Old Hall is a Grade II detached farmhouse requiring refurbishment. The property stands superbly on the edge of Spennithorne and enjoys stunning views across lower Wensleydale and towards Middleham. The property has oil central heating and is a blank canvas.

The property is entered via a side hall with a staircase leading up to the first floor and the kitchen to the right. The kitchen is dual aspect and has a fireplace. Just off the kitchen is a larder with stone shelving.

There is a large living room with a fireplace and a snug which could be used as a home office or formal dining room if required.

To the first floor there are four bedrooms, one of which is accessed via the third bedroom and therefore would also work well as a nursery or a dressing room.

Whilst the existing layout works well, this could potentially be better reconfigured, subject to obtaining the necessary Listed Building consent.

Externally the property is complemented by a large front garden which is laid to grass with a walled boundary at the front. The garden offers excellent potential and could be landscaped further as required. To the rear and side of the property there is a range of useful stores and outbuildings which offer excellent dry storage.

Overall the property offers a rare opportunity to purchase a historic property requiring full refurbishment. A viewing is advised to appreciate the potential and site of the property.

GENERAL REMARKS & STIPULATIONS

VIEWING

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

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

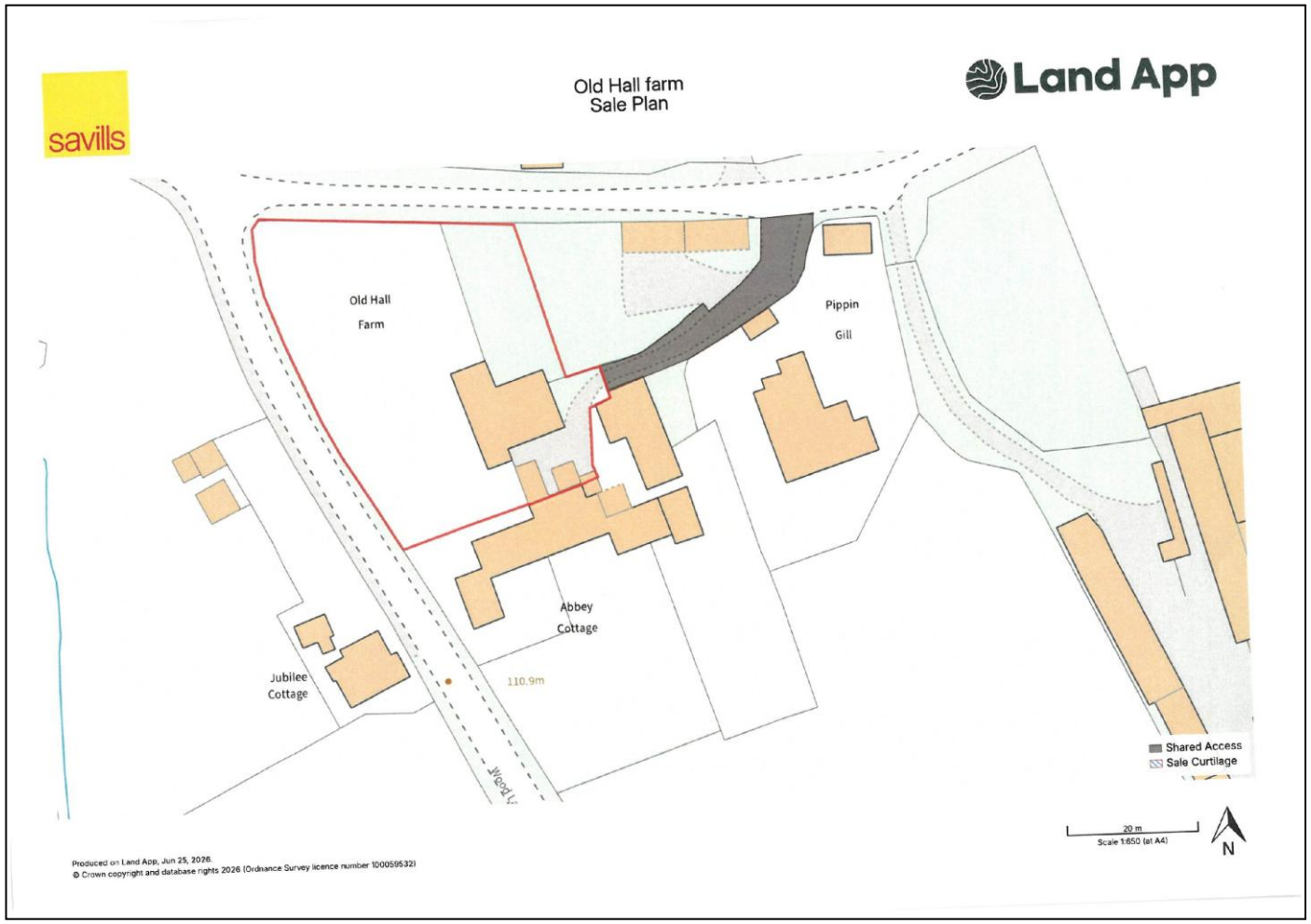
TENURE
Freehold with vacant possession.

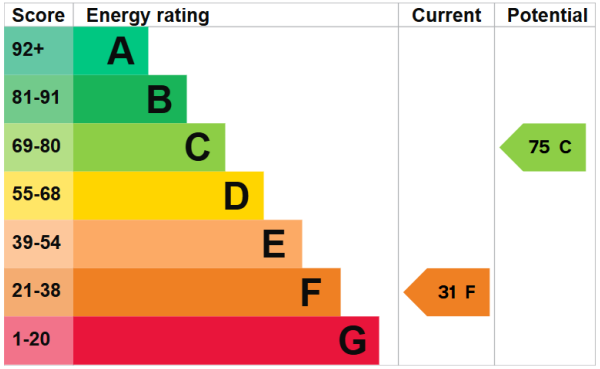
COUNCIL TAX
Band D.

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

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

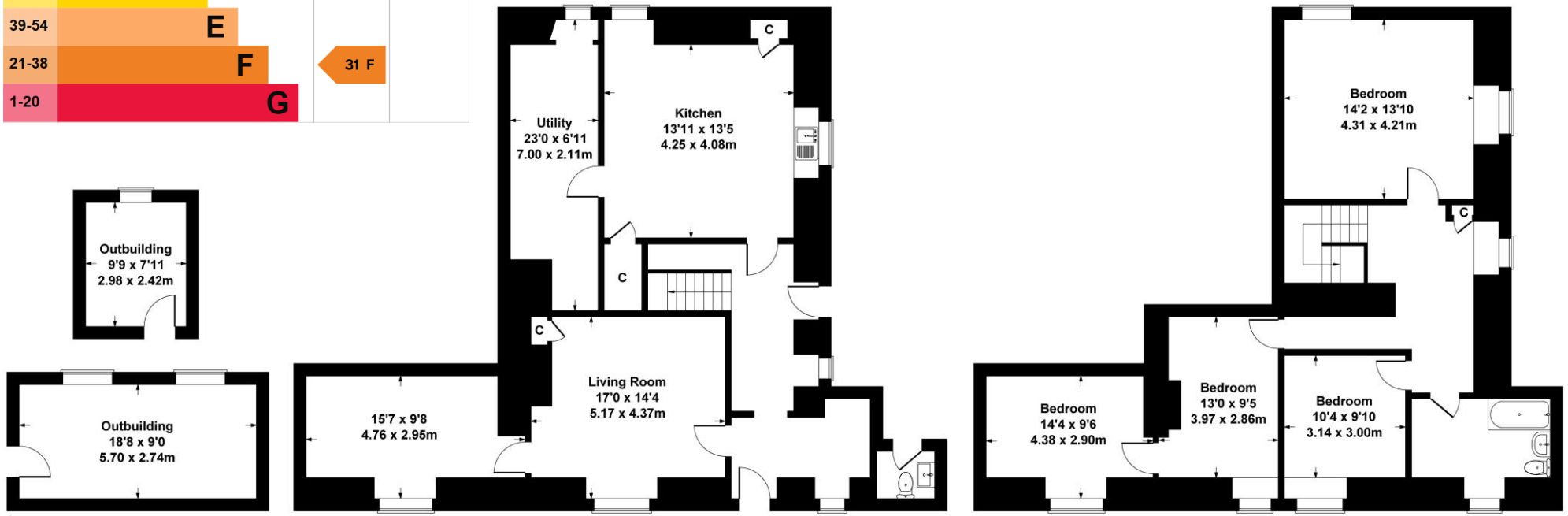
AGENT NOTE
Please note that part of the garden is being sold to the neighbour and this area has been fenced off. This same neighbour has also requested that the buildings attached to her dwelling be demolished. However, the vendor has not actioned this request as these buildings may be useful to the purchaser.





Old Hall, Spennithorne

Approximate gross internal area
House 173 sq m - 1862 sq ft
Outbuildings 23 sq m - 248 sq ft
Outside WC 2 sq m - 22 sq ft
Total 198 sq m - 2132 sq ft



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

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