



East Ayr low Banks  
East Hauxwell | Leyburn | North Yorkshire | DL8 5NJ

# STEP INSIDE

---

Stepping through the door, this Grade II listed farmhouse reveals itself as a home of warmth, character and quiet refinement. Generously proportioned and beautifully balanced, the accommodation flows with an ease that lends itself as much to relaxed family living as it does to entertaining on a larger scale.

At its heart, the kitchen/breakfast room is both practical and inviting; a space designed for everyday life, from unhurried breakfasts to long, sociable evenings. A formal dining room and cosy living room offer flexibility and comfort, each enjoying their own aspect of the surrounding landscape, while features such as exposed beams, log burning stoves and open fires reflect the heritage of the property alongside thoughtful modern enhancements.

Practicality has been carefully considered throughout. A substantial utility and boot room provides the perfect everyday entrance, ideal for country living, while additional store rooms and a cellar offer excellent space for organisation, storage and provisions ensuring the house works effortlessly behind the scenes as well as it does for entertaining.

Adding a more playful dimension, a dedicated games room creates a wonderful space for relaxation and recreation, whether for family time, entertaining guests, or simply unwinding at the end of the day.

Upstairs, five well-appointed bedrooms provide peaceful retreats, many enjoying far-reaching views across open countryside. The bedrooms feel calm and restorative, while the bathrooms have been finished to a high standard, offering a sense of understated luxury.

Throughout, there is a feeling of continuity. This is a home that has evolved over time, where original character and contemporary comfort sit naturally together. It is a house that invites both everyday living and special occasions, equally suited to quiet evenings or a full gathering of family and friends.









# SELLER INSIGHT

“ For generations, this has been more than just a house to us; it is part of our family’s story, woven into nearly 500 years of history. There is a deep sense of continuity here, of lives lived, memories made, and a lasting connection to both the house and its remarkable setting. It has always felt like somewhere truly special, defined by its stillness, far-reaching views, and that rare feeling of being both entirely private yet connected to the wider landscape.

Life here has unfolded gently. Mornings often begin with a quiet coffee looking out across the open countryside, watching the light shift over the hills, while evenings are best spent outdoors as the sun sets, or gathered inside by the fire in the colder months. The rhythm of the seasons is something you become deeply aware of, and it’s a joy that never fades.

As a family, this house has held some of our most treasured moments. From festive Christmas mornings to long summer days in the garden, it has been a place where memories are made effortlessly. The children have grown up with the freedom of space; exploring the woodland, playing outside, and enjoying a kind of upbringing that feels increasingly rare. It is a home that invites you to live fully, whether that’s entertaining friends, celebrating milestones, or simply enjoying the peace and quiet.

Over the years, we have carefully enhanced the property, always mindful of preserving its character while creating a comfortable and welcoming environment. At the same time, there remains an exciting sense of potential. With planning permission already in place and significant work completed, there is a wonderful opportunity for the next owners to shape and evolve the space further, truly making it their own.

What we will miss most is the tranquillity - that unique combination of space, privacy, and uninterrupted views that is so hard to find. It’s a place that restores you without you even realising it, and one that stays with you long after you leave.”

\* 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

Beyond the house, the setting is what truly defines the property. Surrounded by open countryside, the farmhouse enjoys a rare sense of space and privacy, with uninterrupted views of the Yorkshire Dales countryside stretching towards distant hills and ever-changing skies.

The grounds offer a wonderful balance of formal and natural space. Gardens wrap around the house, providing areas for outdoor dining, relaxation and play, while more informal areas invite exploration and a deeper connection to the landscape. To the rear, a small paddock adds further appeal. Whether its summer barbecues, children roaming freely, or simply a quiet moment taking in the view, the outdoor space is as much a part of the home as the interior.

A range of traditional outbuildings, including the Cow House, add both character and opportunity. With significant structural work already completed and planning permission in place, they present exciting scope for further development - whether as additional accommodation, leisure space or creative studios.

Despite its peaceful, rural setting, the property remains well connected, offering the best of both worlds: a sense of escape without isolation. The thriving market towns of Leyburn, Bedale and Richmond are all just a short drive away.

This is a home that offers not just space, but a way of life — one defined by tranquillity, landscape and the freedom to shape something truly special.

### Location

East Hauxwell is a tranquil village in the heart of the Yorkshire Dales near the popular market town of Leyburn. Surrounded by rolling farmland and scenic walking trails, it offers a quintessential English countryside lifestyle, where peaceful village life blends seamlessly with the natural beauty of the region. Its proximity to the market towns of Leyburn, Bedale and Richmond provides convenient access to local shops, cafes, and amenities, while the village itself retains a serene, close-knit community atmosphere. Perfect for those seeking a rural retreat with character, East Hauxwell embodies the quiet sophistication and picturesque appeal that make the Dales so desirable.

### Directions

East Hauxwell is North East of the market town of Leyburn, between the villages of Bellerby and Hunton. Exit the A1M at Leeming Bar, following the A684 to Leyburn.  
what3words ///gazes.dame.twinkled

### Services, Utilities & Property Information

Utilities – Mains Electricity and Water, Oil central heating and Drainage to a sewerage treatment plant

Tenure – Freehold

Property Type – Detached

Construction Type – Stone built

Council Tax – Richmondshire Council – Band F

Parking – Large driveway

Mobile Phone Coverage – Check with your provider

Internet Connection – Broadband available

Public and Private rights of way – N/A

### Viewing Arrangements

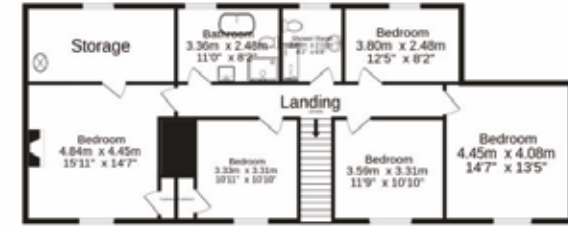
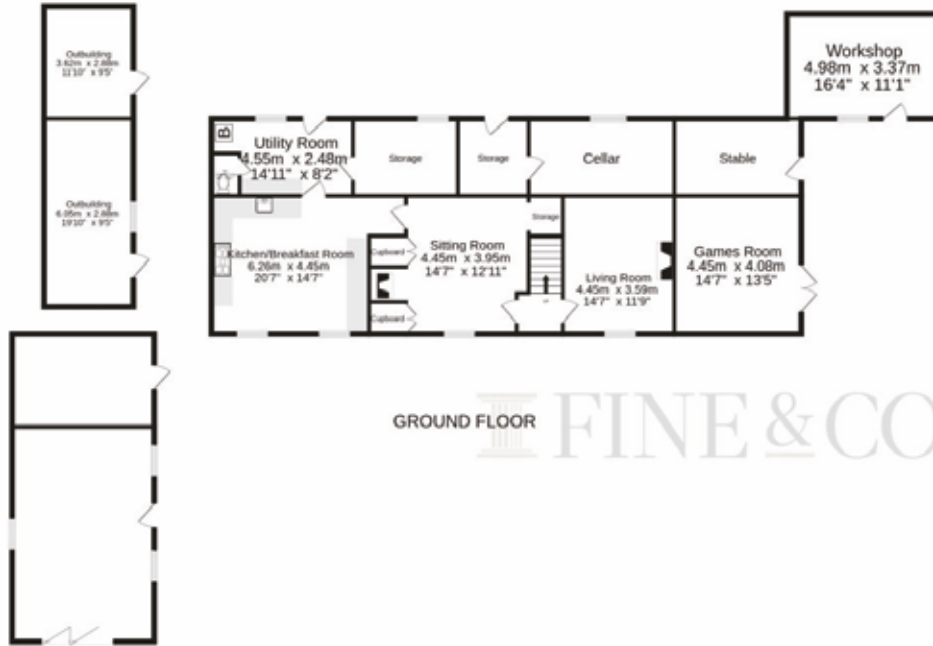
Strictly via the vendors sole agent at Fine & Country Durham on 0330 166 4646.

### Other information

The owners of East Ayrlow Banks are responsible for 1/3 of the maintenance cost for the access track which is resurfaced approximately once every 2-3 years.

The property is Grade II listed.

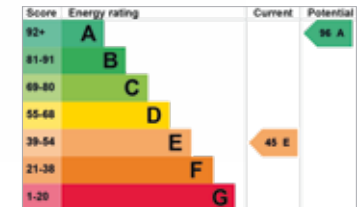




GROUND FLOOR **FINE & COUNTRY**

EAST ARLOW BANKS, EAST HAUXWELL. DL8 5NJ.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2026



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company No: 02589253. Registered Office Address: 14 Duke Street, Darlington, DL3 7AA. Printed xx.xx.2026



Fine & Country Durham and North Yorkshire  
18 Saint Cuthbert's Way, Darlington, County Durham, DL1 1GB  
0330 166 4646 | durhamandnorthyorkshire@fineandcountry.com

