



Lilac Cottage

Moor Road, Bellerby, Leyburn, DL8 5QX



Robin Jessop

A DESIRABLE DOUBLE FRONTED COTTAGE IN AN ACCESSIBLE VILLAGE LOCATION

- Character stone-built cottage
- Two generous double bedrooms
- Spacious accommodation with attractive period features
- Some updating required
- Exposed beams and original stonework
- Lovely south-facing garden
- Private front garden
- Large garage, workshop and useful storage
- Peaceful village setting
- Excellent opportunity as a permanent home, second home or holiday let
- **Guide Price OIEO £275,000**

SITUATION

Leyburn 1.7 miles. Richmond 8 miles. A1(M) Catterick Interchange 9 miles. Bedale 12.5 miles. Northallerton 20 miles. Both Leeds Bradford & Newcastle Airports are a one-hour drive. (All distances are approximate).

Lilac Cottage occupies a pleasant south-facing position on Moor Road, towards the western edge of Bellerby village.

Bellerby is a particularly attractive rural village situated just north of the popular market town of Leyburn, surrounded by the beautiful countryside and conveniently placed on the edge of the Yorkshire Dales National Park.

Leyburn offers a weekly market together with a range of independent shops, cafés, schools and everyday amenities. Richmond, Bedale and Hawes are also within easy reach, while the A1(M) is readily accessible.

The area is particularly attractive to those seeking a village lifestyle whilst retaining good connections to the wider region. It is very accessible to the A1(M) interchanges at Leeming Bar, Catterick and Scotch Corner.

DESCRIPTION

Lilac Cottage is an appealing and deceptively spacious stone-built cottage, pleasantly situated towards the western edge of the sought-after village of Bellerby, on the edge of the Yorkshire Dales National Park.



Full of character and charm, the cottage retains attractive traditional features including exposed beams and natural stonework, whilst offering generous and versatile accommodation arranged over two floors.

The property is approached through a useful entrance hall leading into a welcoming dining hallway and comfortable living room, complete with a gas fire and attractive stone surround.

The kitchen is well proportioned and fitted with a good range of wall and base units, together with an oven and hob and plumbing for a washing machine.

To the first floor are two particularly generous double bedrooms, both enjoying pleasant outlooks and benefiting from built-in wardrobes. A spacious family bathroom provides a bath together with a separate shower.

Outside, Lilac Cottage enjoys a lovely south-facing lawned garden to the side, providing an attractive and sunny private outdoor space, together with a well-maintained front garden.

To the rear is a substantial garage and workshop, offering excellent additional space for storage, hobbies or practical use.

With its attractive stone elevations, traditional character, generous rooms, gardens and excellent village setting, Lilac Cottage represents a rare opportunity to acquire a cottage in a popular rural location.

Whether looking for a permanent country home, a peaceful second home or a property with holiday-let potential, Lilac Cottage offers an appealing combination of character, space, gardens and location. An early viewing is highly recommended

GENERAL REMARKS & STIPULATIONS

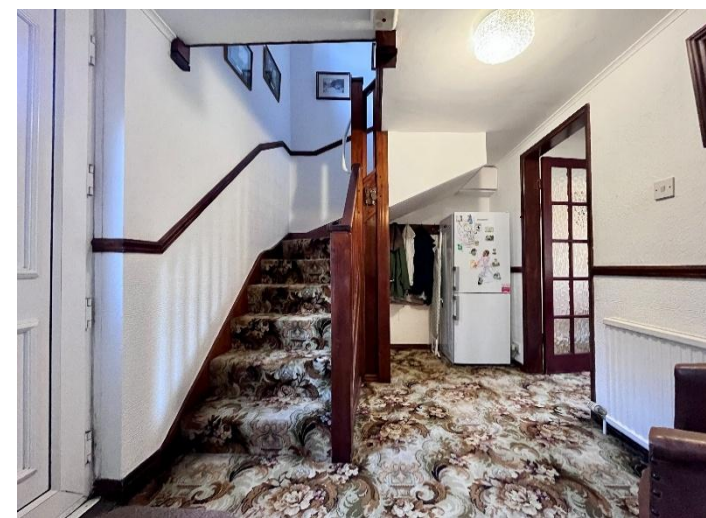
VIEWING

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

WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.

‘sharpness.equality.snoozing’



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 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

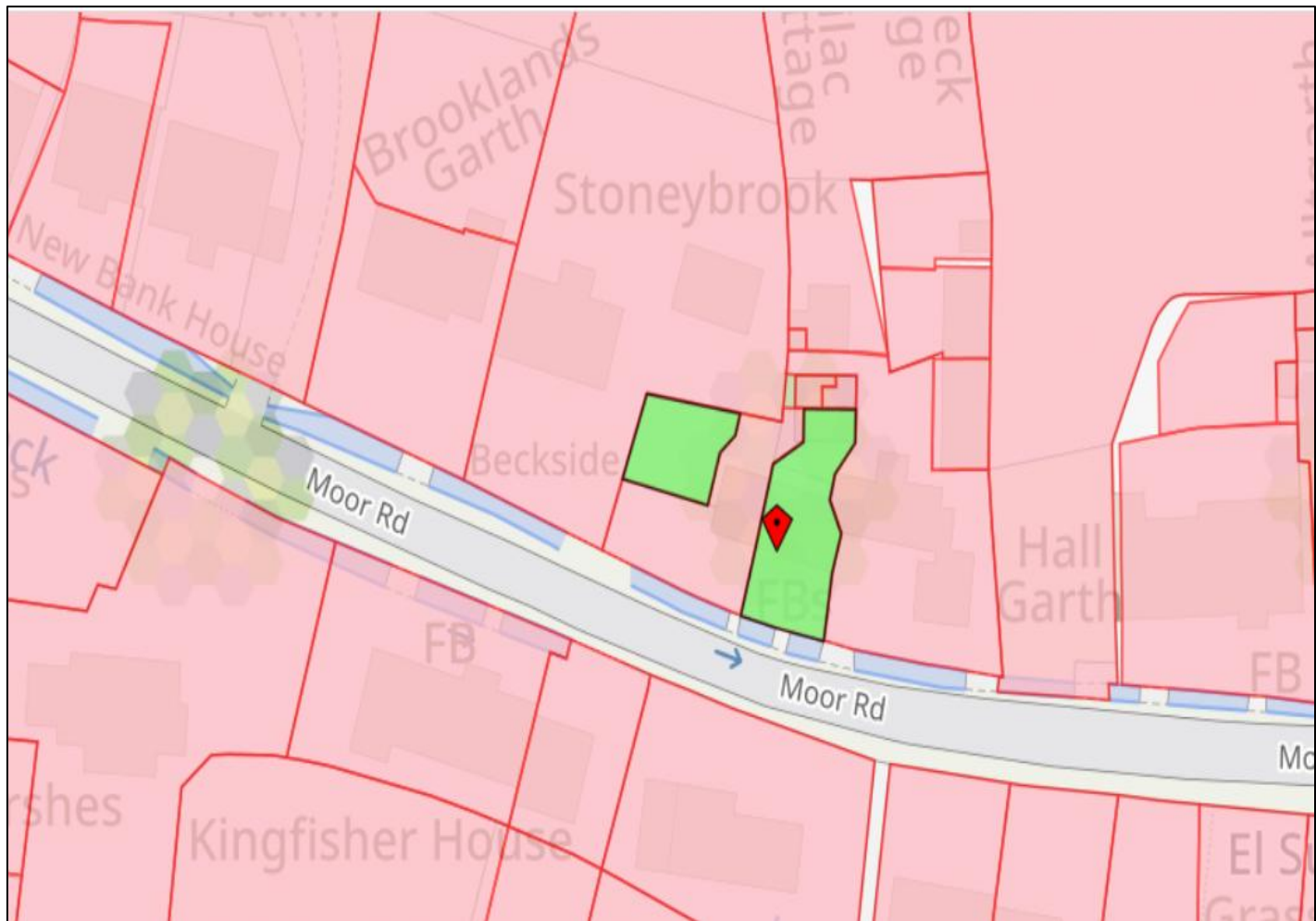
Band C.

SERVICES

Mains electricity. Mains water. Mains drainage. Mains Gas heating. Broadband connection available.

LOCAL AUTHORITY

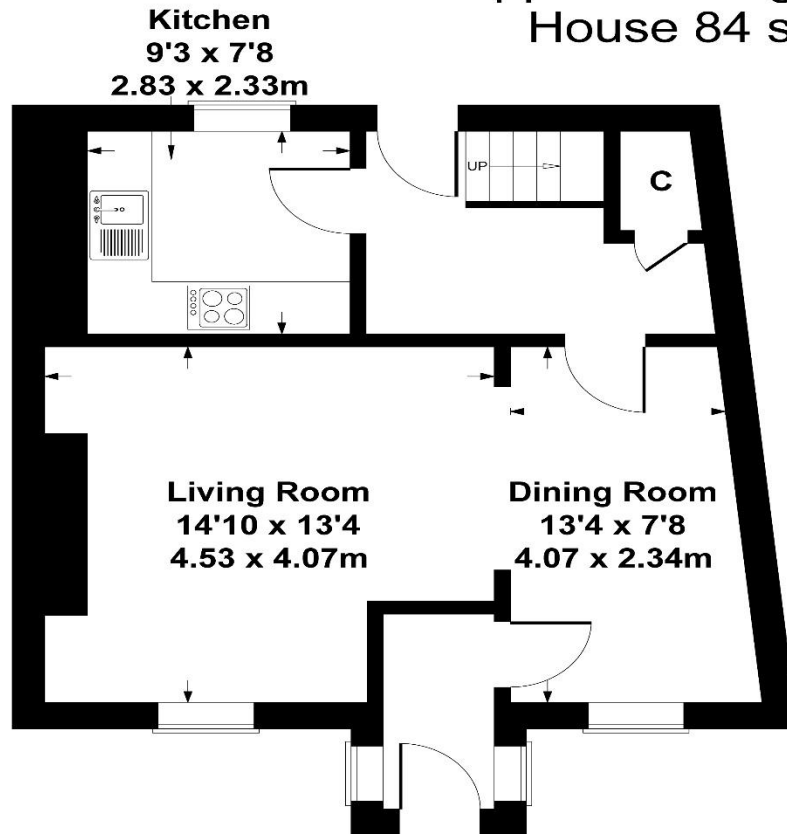
North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD



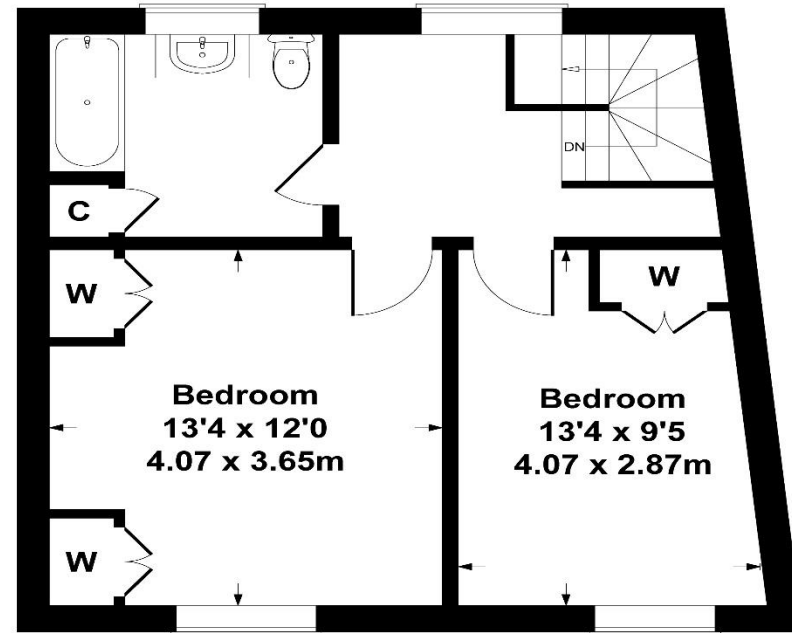
Lilac Cottage, Bellerby

Approximate gross internal area

House 84 sq m - 904 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.

Produced by Potterplans Ltd. 2026

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