



LIME TREE HOUSE, FINGHALL
Leyburn



GSC GRAYS

PROPERTY • ESTATES • LAND

LIME TREE HOUSE, FINGHALL

Leyburn, North Yorkshire, DL8 5ND

Lime Tree House is a spacious new-build detached property located in the heart of Finghall Village. Offered for sale with the opportunity to choose kitchen and bathroom fittings, this substantial and traditional, stone four-bedroom home benefits from an open-plan kitchen dining room with a lovely outlook over the gardens and towards the countryside.

The large living room has a homely central fireplace and the ground floor also offers a boot room, utility area and w.c. On the first floor, there are four bedrooms, the principal benefitting from an en suite, along with a house bathroom.

The purchaser has the choice of arranging the outside area with a wall or gates, gardens or parking, offering a wonderful blank canvas to specify your own new-build village home.



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Situation and Amenities

Set between the market towns of Leyburn (approx. 4 miles) and Bedale (approx. 5 miles), Finghall benefits from a pub and a family-run mechanics' garage, in the heart of the village. It is only about 4 miles from the market town of Leyburn where there are many excellent local and artisan shops, a weekly outdoor market, filling station, doctor's surgery, dentist, primary and secondary schools and a sixth form college. It is also home to one of the largest auction houses in the UK with Tennants Auctioneers on the eastern outskirts of the town.

There are various independent schools within striking distance including Aysgarth Preparatory School, Queen Mary's School for girls at Thirsk, Ampleforth and Sedbergh.

With Leyburn known as the gateway to the Dales, it benefits hugely from tourism and has good communications and easy access to the A1(M) North / South at Leeming Bar (6 miles). The nearest train station is at Northallerton (about 14 miles) with a regular service on the east coast main line to York, Newcastle, London or Edinburgh. Leeds Bradford is the nearest international airport but there are an increasing number of services now being offered from Teesside International Airport only 30 miles away. Buses connect Leyburn to Richmond, Hawes, Bedale and Ripon.





Accommodation

The entrance hall and utility has a cloak storage cupboard and a door leading through to the inner reception hallway, which gives access to the ground floor cloakroom/w.c, kitchen, living room and the rear lobby/boot room.

The kitchen and dining area is a lovely, large, open-plan space with a triple aspect providing glorious views across the Dale. Sliding patio doors lead out to the open terrace and gardens at the rear of the house. The dual aspect living room overlooks the village green to the front and provides a good-sized, comfortable family area with a box bay window. There is a space for a wood-burning stove and plenty of options for furniture layout.

The rear lobby has a cloak storage area and a door opening out to the garden.



To the first floor, there are four bedrooms and the family bathroom. The master bedroom suite has a range of fitted wardrobes and dual aspect windows with views across the Dale to the rear. There is an en suite with large shower tray, with the purchaser having the option to choose their own fixtures.

To the front of the property, there are two good-sized bedrooms, one of which benefits from a fitted wardrobe. There is a further bedroom to the side with loft access.

The family bathroom is currently unfitted and will be completed to the purchaser's style.

Externally

To the front of the property, there are wrought-iron railings which open up to a pathway leading up to the main entrance. There is a sunny patio terrace and parking for two vehicles on an area of hard standing which is also fenced with wrought-iron railings.

The rear garden has a large patio immediately adjacent to the kitchen with steps leading down to a lawned area. There is an additional parking area here as an option.

The property has electric charging cables ready for the purchaser's choice of location at either the front or rear.

Viewings

Strictly by appointment with GSC Grays. Telephone: 01748 829 217.

Tenure

The property is believed to be offered freehold with vacant possession on completion.

Local Authority

North Yorkshire Council. The property is a new build and therefore as yet unrated for council tax purposes.

Services

Mains electricity, water and drainage. The heating is to be via an Air Source Heat pump with underfloor heating on the ground floor and radiators on the first floor. The property has electric charging cables ready for the purchaser's choice of location at either the front or rear.

Agent's Note

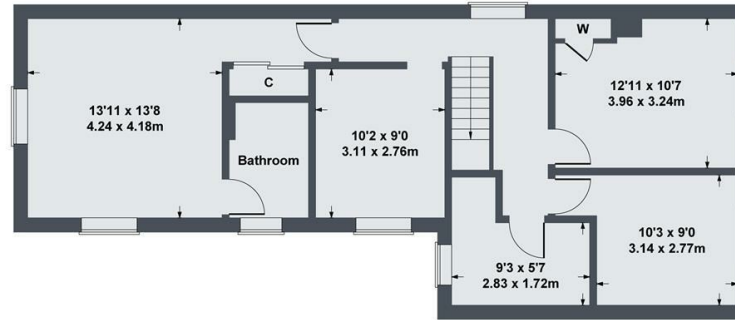
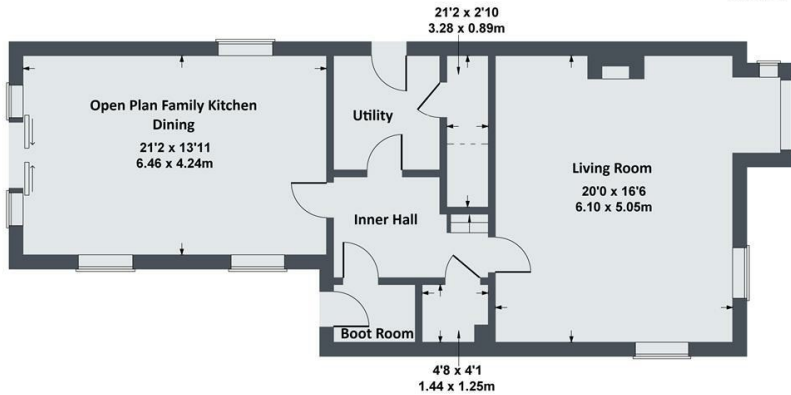
Please note all photographs contained within this brochure and shown online with fixtures and fittings are indicative only and are not fitted in the property. These images have been provided by the sellers and have been created by the use of CGI. Please note, no EPC is available as the heating system has not yet been commissioned. The owners are happy to consider all unfinished options through discussion with a buyer.

Particulars

Particulars prepared June 2026.

Lime Tree House, Finghall Leyburn, North Yorkshire, DL8 5ND

Approximate Gross Internal Area
1690 sq ft - 157 sq m



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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