



Manor Barn

Harmby, Leyburn, North Yorkshire, DL8 5PD



Robin Jessop

AN ATTRACTIVE STONE BARN CONVERSION IN A POPULAR VILLAGE LOCATION WITH STUNNING VIEWS

- Attractive Stone Barn Conversion
- Four Double Bedrooms
- Well Presented Throughout
- Attached Single Garage & Driveway Parking
- Popular and Private Village Location
- Stunning Views of Penhill
- **Guide Price: £585,000**

SITUATION

Leyburn 1 mile. Richmond 10 miles. Bedale 10 miles. Hawes 18 miles. Northallerton 18 miles. Harrogate 30 miles. Leeds Bradford & Newcastle airports are both a 1 hours' drive. All distances and times are approximate.

The property is located within the village of Harmby, at the bottom of Harmby Bank. It is located within a former steading area which has been strategically converted into 3 premium barn conversions. Manor Barn benefits from the best position of the three with wide reaching and uninterrupted views of Wensleydale beyond, which also maintaining its privacy.

Harmby is an attractive residential village on the fringe of Leyburn. The village has an active sense of community with regular events and sporting activities at the village hall where there are also playing fields, a children's park and tennis courts.

Leyburn is a thriving market town with a wide range of facilities and amenities which is also accessible to the Yorkshire Dales National Park. The property stands well, set back from the A684 which also provides good access to the A1(M) bringing a number of larger centres including Northallerton and Harrogate within commuting distance.



DESCRIPTION

Manor Barn is an attractive, barn conversion which stands superbly enjoying a south facing views of Penhill and surrounding countryside. The property is tucked off Harmby Bank and is very accessible for the Market Town of Leyburn. The property benefits from being fully double glazed and having oil fired central heating.

The property is entered into an entrance hall from where the rooms lead off and the stairs lead up to the first floor. To the left is the spacious and dual aspect living room which has a beamed ceiling and a stone fireplace with a log burning stove. Across the hallway is the traditional kitchen diner which has a good range of fitted units which are complemented by a central island and underfloor heating. There is a Gas cooker and fitted appliances including a dishwasher and undercounter fridge/freezer and ample space for a family dining table. Usefully there is an understair storage cupboard and a door leading to the attached garage.

The garage features a good-sized space with inspection pit, roller shutter doors, electric and water. At the back of the garage is a utility room which is plumbed for a washing machine and dryer and a separate cloakroom.

To the first floor there is a total of four bedrooms, each of which has useful fitted cupboards. There is a house bathroom with an electric shower over the bath and a shower room. The main bedroom also has stunning views towards Penhill. Internally the property has plenty of storage and lots of windows to create a light and airy environment, whilst also making the most of the local views and scenery.

Externally the property is complemented by private gardens which are mostly laid to lawn with mixed flower beds. There is a wonderful summer house with electric which offers a relaxing space from where the views can be enjoyed. The tarmac drive provides ample parking for several vehicles, and the single garage also has an inspection pit. The garage could equally be converted and integrated into the properties accommodation to create a further sitting room or self-contained annex or holiday let.

Overall, Manor Barn would make a great family home in a popular and accessible location. An early viewing is advised.

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

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.

///responses.wiggles.spindles

FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

COUNCIL TAX

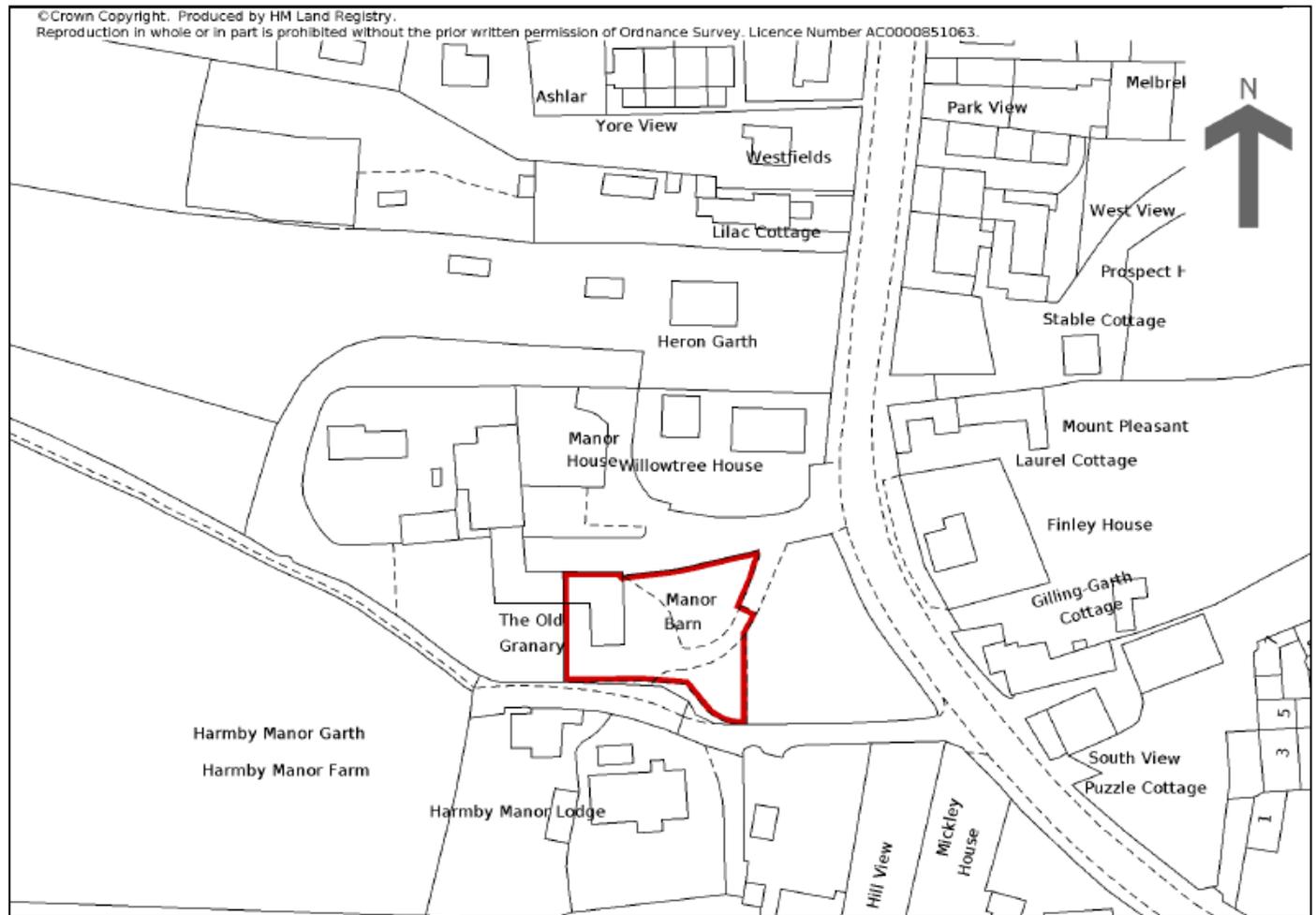
Band F.

SERVICES

Mains electricity. Mains water. Mains drainage. Oil fired central heating. Broadband connection available.

LOCAL AUTHORITY

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



Manor Barn Harmby DL8 5PD

Approximate gross internal area

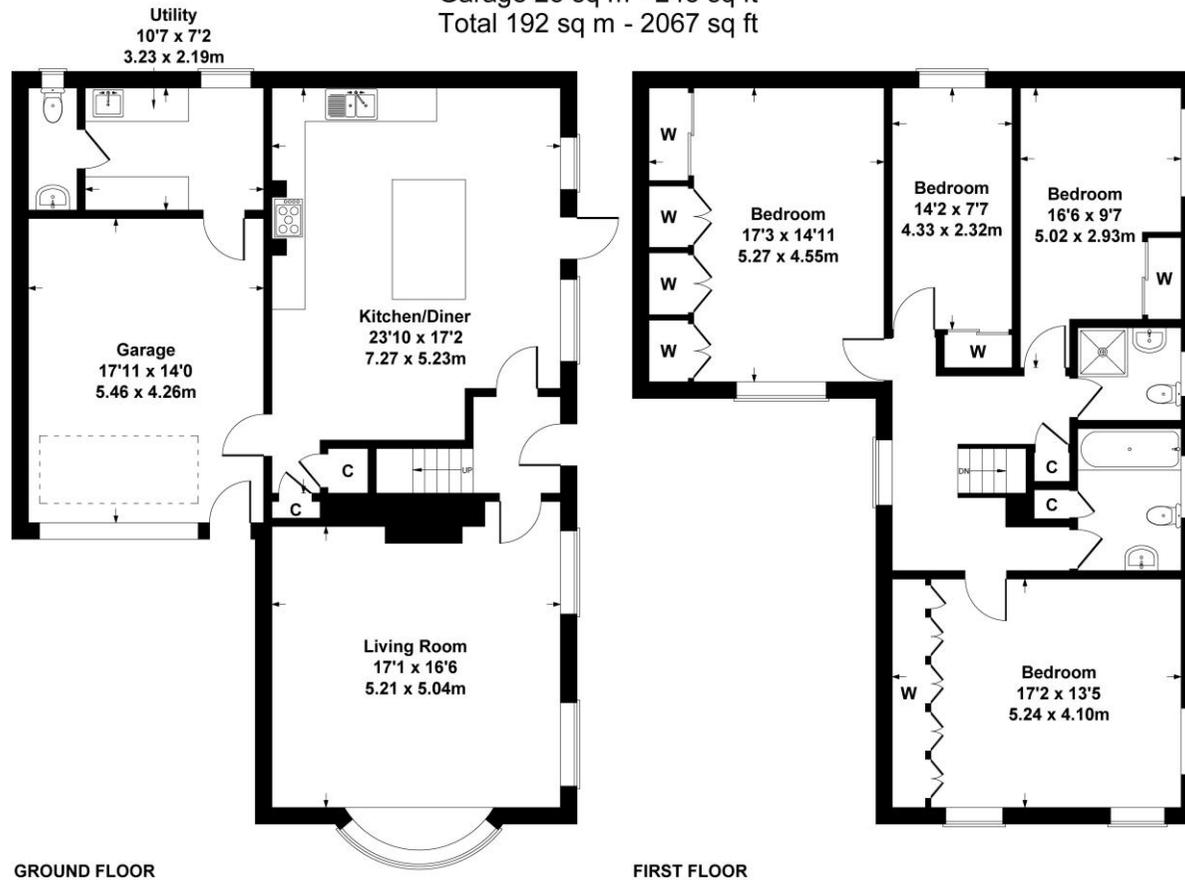
House 169 sq m - 1819 sq ft

Garage 23 sq m - 248 sq ft

Total 192 sq m - 2067 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



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

Robin Jessop Ltd
 info@robinjessop.co.uk
 01969 622800
 01677 425950
 www.robinjessop.co.uk

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