

West End Farm

Woodhall, Askrigg, Leyburn, North Yorkshire, DL8 3LB

RobinJessop

A DESIRABLE RESIDENTIAL SMALLHOLDING/ EQUESTRIAN PROPERTY WITH ATTACHED COTTAGE, BARN, GARDENS & 11.39 ACRES OF LAND

- Stone Built Double Fronted Farmhouse
- Attached Annexe/Cottage
- Pretty Gardens Adjacent Open Countryside
- Large Barn & Workshop
- 11.39 Acres of Land Approx
- **Guide Price: £795,000**

SITUATION

Askrigg 2 miles. Hawes 7 miles. Leyburn 10 miles. Richmond 17 miles. Bedale 20 miles. A1(M) interchange at Leeming 22 miles. Both Leeds Bradford and Newcastle Airports are a 90 minute drive.

Woodhall is a traditional rural village in the Yorkshire Dales National Park. The village benefits from a garage and sits between the larger villages of Askrigg and Carperby where there are further facilities. Askrigg is well known for its All Creatures Great and Small connections and has 3 public houses, a village store, active community and a primary school. There is a wider range of amenities in both the nearby market towns of Hawes and Leyburn.

DESCRIPTION

West End Farmhouse comprises an attractive residential smallholding with a stone-built farmhouse, attached cottage, gardens and 11.39 acres of land.

The property is of traditional stone construction with a tiled roof. The property does require some modernisation but benefits from being fully double glazed and having oil fired central heating. The accommodation is spacious and each room enjoys a stunning view.







The ground floor is entered into via a useful rear porch with a separate utility room, which leads through into the kitchen diner. This room features a range of fitted units with ample space for a dining table and space for a freestanding oven and fridge freezer together with plumbing for a washing machine and dishwasher. An inner hall leads through to the living room which is a large room with impressive exposed stone fireplace and feature wall with shelving for logs and a feature made of the old ash pit. There is a glazed door leading out to the patio and the stunning views of Mid-Wensleydale can be enjoyed.

To the first floor there are three double bedrooms and two bathrooms, one with a bath and one with a shower cubicle.

The property is complemented by an attached one bedroom cottage. This features a fitted kitchen, a living room with log burning stove, a double bedroom and a bathroom. Historically this was part of the main house, and the two properties could be put readily back to one large family house. The cottage benefits from having a private garden to the side with an open fronted garage and off road parking.

Externally the property is complemented by a south facing garden with a terraced patio area. The stunning views can be enjoyed from the garden with a range of lawn, flower beds, mixed trees and fruit trees. The 11.39 acres of land is situated to the south of the property and will be of appeal to those with stock or an equine interest.

There is also a very substantial stone built attached barn which provides excellent storage, together with an attached lean to workshop. Both may offer conversion potential into an additional dwelling or holiday let, subject to obtaining the necessary consents. There will also be an area for parking to the side.

West End Farm is available as a whole and provides an ideal opportunity to purchase a property with land, which has significant potential.

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.

WHAT3WORDS
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FIXTURES & FITTINGS
Only those fixtures and fittings described within this brochure are included in the sale.

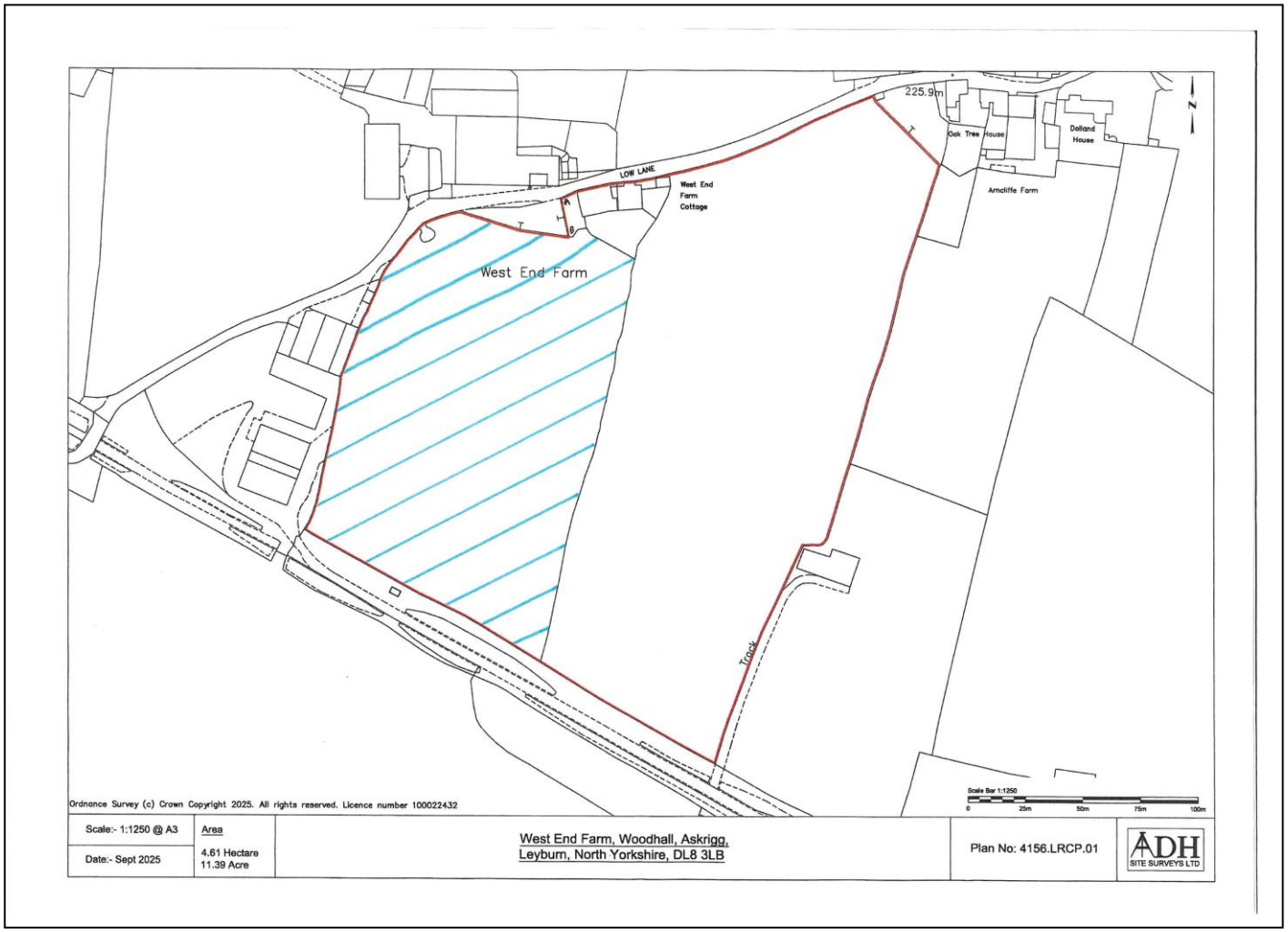
TENURE
Freehold with vacant possession.

COUNCIL TAX
Band D.

SERVICES
Mains electricity. Mains water. Oil fired central heating. Drainage to a septic tank. Superfast broadband connection available.

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

AGENT NOTE
The field cross hatched in Blue is subject to a restrictive covenant preventing only agricultural or equestrian use in perpetuity.

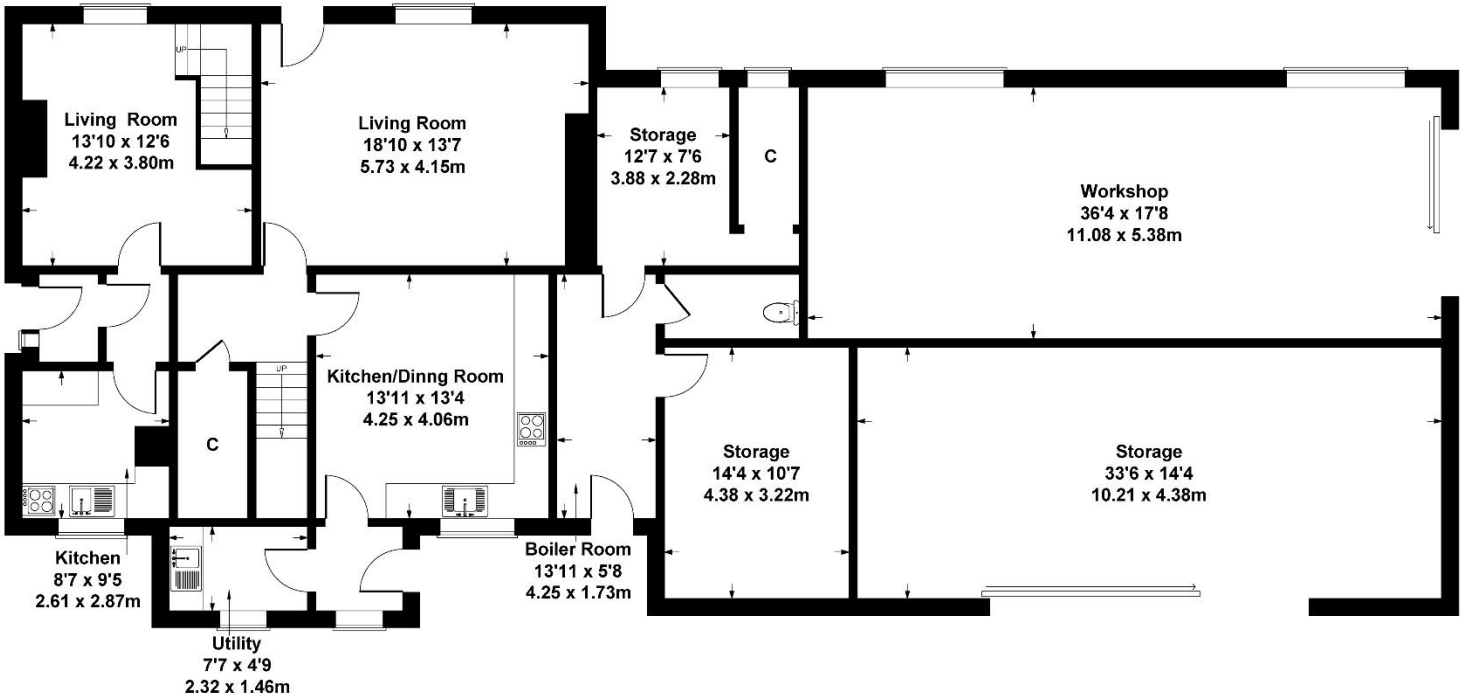




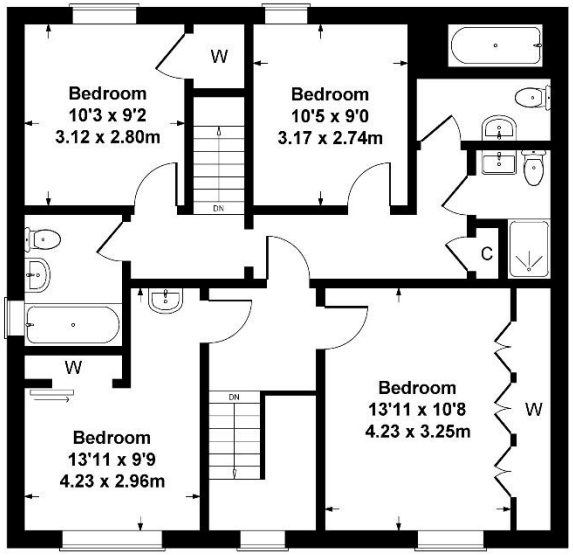


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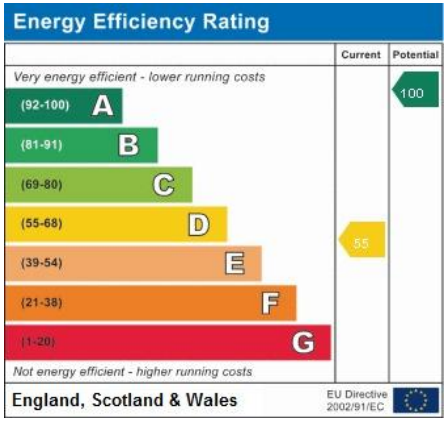
Approximate gross internal area
304 sq m - 3272 sq ft



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.

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info@robinjessop.co.uk
01969 622800
01677 425950
www.robinjessop.co.uk

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