2 THORNEY MEWS

Spennithorne, Leyburn

GSC GRAYS

PROPERTY • ESTATES • LAND

2 THORNEY MEWS SPENNITHORNE

Leyburn, North Yorkshire, DL8 5PW

A newly converted spacious stone-built four bedroomed barn conversion, finished to a very high standard in the sought after village of Spennithorne with fine views over the open countryside, close to the historic market town of Leyburn.

The property offers extensive accommodation and comprises of entrance hall, living room, kitchen dining room, utility, downstairs W.C. inner hallway, two ground floor bedrooms both with en-suite shower rooms and two first floor bedrooms with family bathroom.

Externally, there is gravelled parking for several vehicles, with walled enclosed garden area still under construction and Patio area.

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Location and Ameneties

Leyburn 1.5 miles, Bedale 9 miles, Richmond 11 miles. Please note all distances are approximate. Nearby Leyburn benefits from a primary school, public house, post office and active village hall community. Education opportunities; Spennithorne Primary school is within walking distance of the property with the closest secondary school in Wensleydale School and Sixth Form, Leyburn. The A66 and A1 (M) are easily accessible bringing many areas within commuting distances.

Accommodation

An entrance hall leads to a large kitchen and dining room and the utility room with a downstairs w.c. A spacious kitchen dining room with beamed ceiling and modern grey base and wall units with granite work surfaces incorporating stainless steel sink, electric hob with extractor over and splashback, double oven and dishwasher. There is a contrasting island with navy base units and oak work surfaces with breakfast area together with tiled floor, spot lights and Patio doors. the utility room has a range of units incorporating sink and space for washing machine and dryer with tiled floor and downstairs W.C. From the kitchen there are double French doors to a large lounge with Patio Doors and door to the inner entrance hall with door to enclosed courtyard and staircase off. There are two double bedrooms both with en-suite shower rooms to the ground floor.

The first floor has a landing area leading to two further double rooms and a family bathroom with a bath with shower over, hand basin with touch screen mirror over and W.C.

The external areas of the property are still under development and currently has a gated walled courtyard that will be lawned and a gravelled parking area for several vehicles, together with Patio area of the lounge and kitchen.

Terms and Conditions

The property is offered as a periodic tenancy only, at a rental figure of £2500 per calendar month, payable in advance by standing order. In addition, a deposit of £2884 shall also be payable prior to occupation.

Holding Deposit

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks' rent for the property you are interested in. Once we have your holding deposit, the necessary paperwork should be completed within 15 days or such longer period as might be agreed. If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm. However, if the landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within 7 days.

Should you be offered, and you accept a tenancy with our landlord, then your holding deposit will be credited to the first months' rent due under that tenancy. Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within 7 days.

References
The landlord's agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

Insurance
Tenants are responsible for the insuring of their own contents.

Smoking and Pets
Smoking is prohibited inside the property.
Requests for pets will be reasonably considered.

Council and Council Tax
The council is North Yorkshire Council and for tax purposes this is a new build property rate not available yet.

Services and Other Information
This property is served by an Air Source Pump Heating, mains electricity and water and drainage

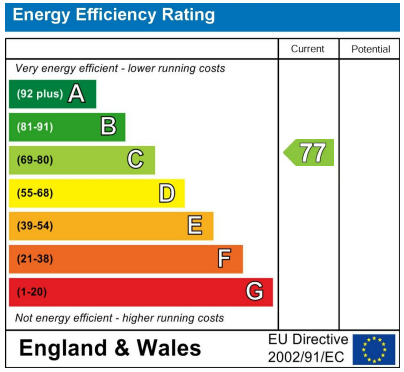
Viewings
Strictly by appointment only via GSC Grays 01748 897629.

Particulars and Photographs
Particulars Written September 2026
Photographs taken September 2026.

Disclaimer
CGS Grays gives notice that:
1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All description, including photographs, dimensions and other details are given in good faith, but no warranty is provided. Statements made should not be relied upon as fact and anyone interested must satisfy themselves as to their own accuracy by inspection or otherwise.
3. Neither GSC Grays nor the lessors accept responsibility for any errors these particulars may contain however caused.
4. Any plan is for guidance only and not drawn to scale. All dimensions, shapes and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars should be deemed to be a statement that the property is in good condition, repair or otherwise, nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

2 Thorney Mews, Spennithorne

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken to any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only and should be used as such by any prospective purchaser.



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