

Dale House

Bainbridge, Leyburn, North Yorkshire, DL8 3EL

RobinJessop

A SPACIOUS END TERRACE STONE COTTAGE IN NEED OF UPDATING WITH PRIVATE GARDEN, GARAGE & PARKING

- Stone End of Terrace Cottage
- Three Bedrooms
- Two Reception Rooms
- Updating Required Throughout
- Front Garden & Driveway
- Rear Private Garden
- Single Garage
- Central Village Location
- Chain Free
- Guide Price: £275,000







SITUATION

Hawes 3 miles. Aysgarth 3 miles. Leyburn 12 miles. Richmond 23 miles. A1 Interchange at Leeming 25 miles. M6 Sedbergh 32 miles. (All distances are approximate).

Dale Cottage is pleasantly positioned in the centre of the popular village of Bainbridge, in the picturesque Yorkshire Dales. Bainbridge is a thriving village with primary school, butchers, garage, tearoom and public house. The village is accessible and well placed in relation to the local Market Towns of Hawes and Leyburn and the larger centres of Harrogate, Teesside and York are within reasonable commuting distance.

DESCRIPTION

Dale House is a large stone-built property which offers spacious accommodation over two floors. The property does benefit from being mostly double-glazed and has oil-fired central heating and would make an excellent full-time or larger holiday home in the Yorkshire Dales.

The property is entered into a welcoming reception hall with the steps leading up top the first floor. To the left is the large living room which has a bay window to the front and a feature fireplace.

The kitchen has a good range of fitted units with space for a freestanding oven, undercounter fridge and plumbing for a washing machine. Usefully, just off the kitchen is a pantry providing excellent additional storage. Completing the ground floor is the dining room which has a feature fireplace, feature beams, two windows overlooking the front garden and could be used as a second sitting room if required.

To the first floor there are three, well-proportionated double bedrooms and a bathroom with separate WC.

Externally, the property benefits from having a front garden with off-road parking. To the rear there is a private garden which is fully enclosed and mostly laid to lawn. Usefully, the property also has a detached single garage which could be used as a workshop and provides additional parking.

Overall, Dale House offers excellent potential as a family home in a popular village location. The neighbouring property Dale Cottage is also available for sale which offers potential for a buyer to purchase both and create one larger dwelling or generate income in the form of a holiday let/air BnB (subject to obtaining the necessary consents).

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
///shins.legroom.trouble

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

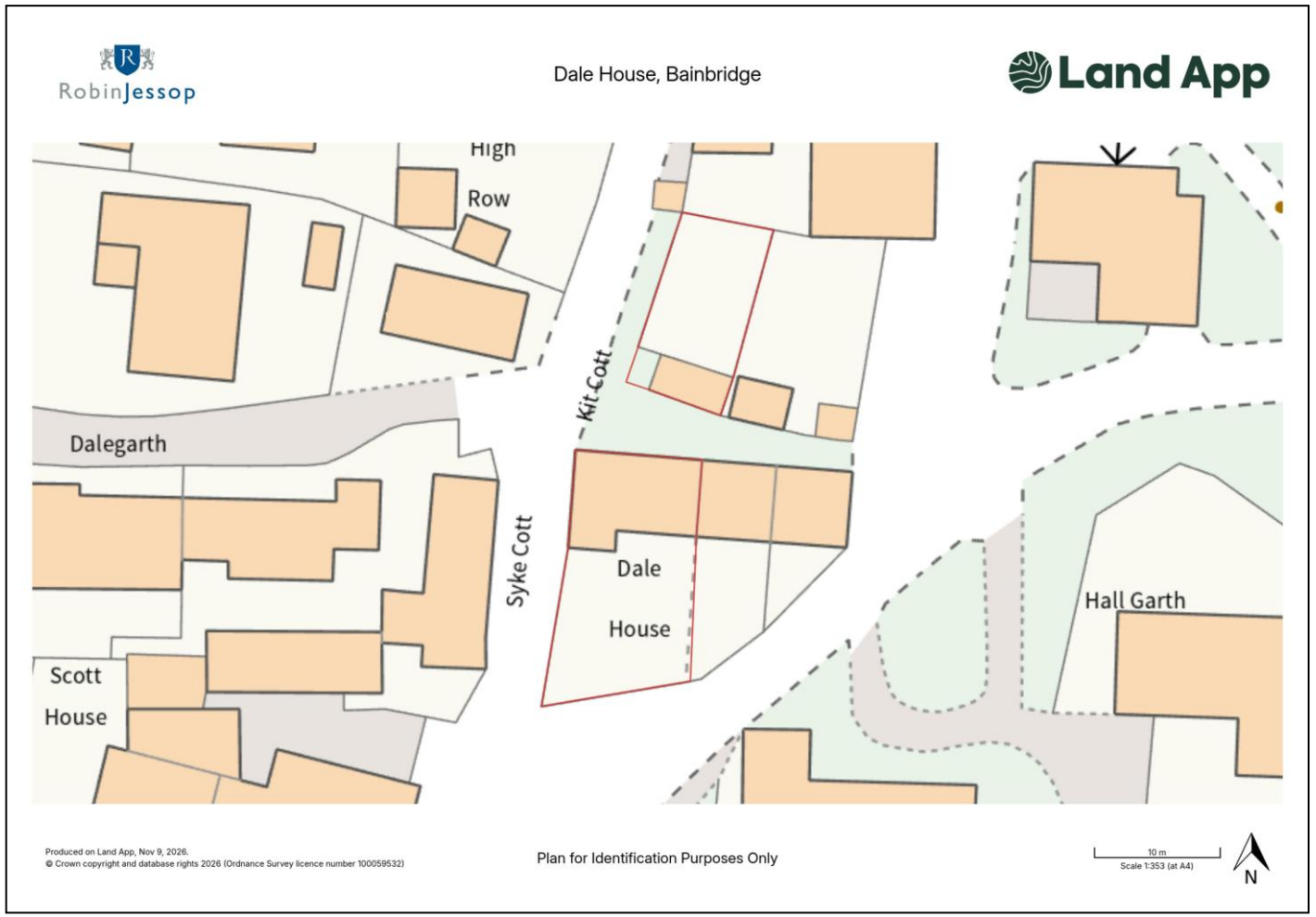
TENURE
Freehold with vacant possession.

COUNCIL TAX
Band D.

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

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

LOCAL PLANNING AUTHORITY
Yorkshire Dales National Park Authority, Yoredale, Bainbridge, Leyburn, North Yorkshire, DL8 3EL



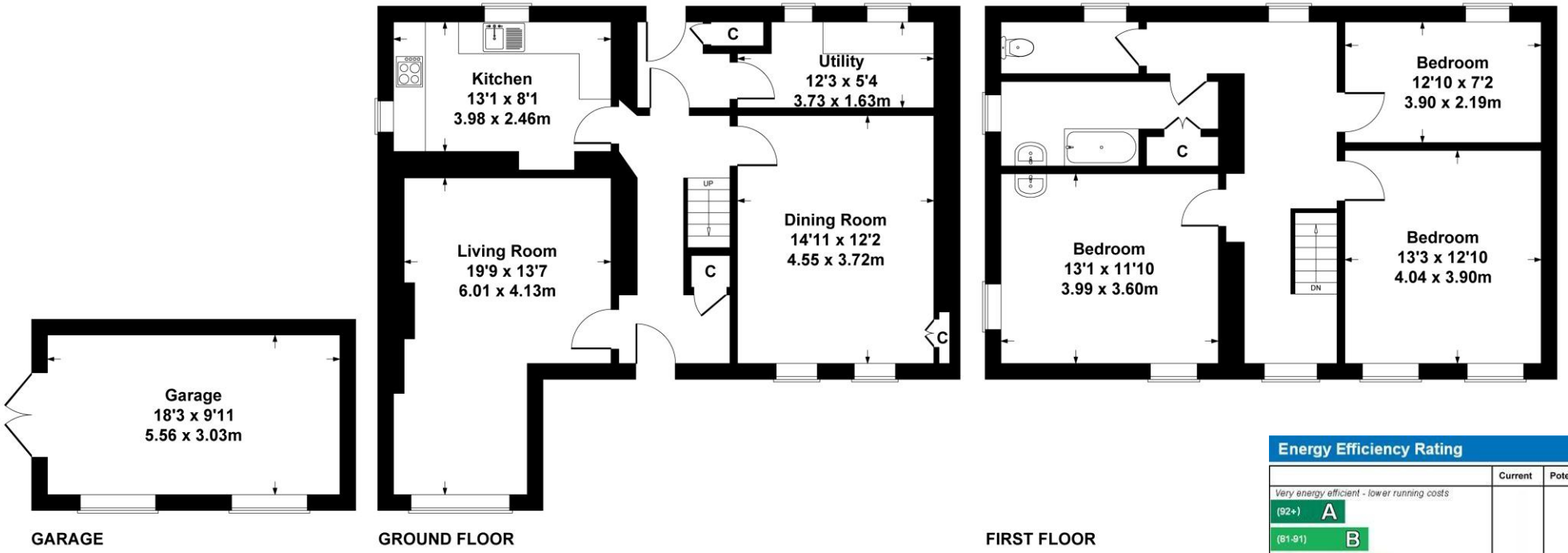






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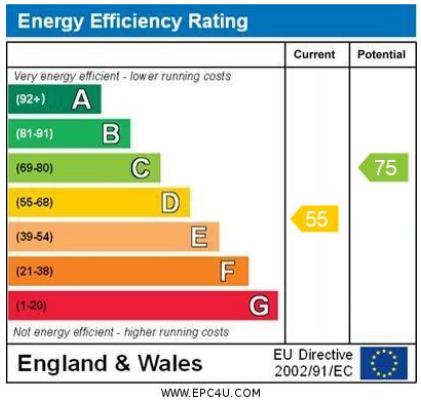
Approximate gross internal area
House 140 sq m - 1507 sq ft
Garage 17 sq m - 183 sq ft
Total 157 sq m - 1690 sq ft



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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