



# The Mount

Carlton, Leyburn, North Yorkshire, DL8 4BD



RobinJessop



# The Mount

## Carlton, Leyburn, North Yorkshire, DL8 4BD

A Characterful, Grade II Listed Period Property In A Central Village Location with Gardens, Grass Paddock & Stunning Views of Coverdale.

- Imposing Grade II Listed Property
- Characterful Features Throughout
- Beautifully Refurbished and Maintained
- Four Bedrooms & Three Reception Rooms
- Cobbled Parking to the Rear
- Traditional Gardens & Orchard
- Grass Paddock Extending to 1.6 Acres
- South Facing Views of Coverdale & Roova Crag
- Guide Price: £900,000



reclaimed materials which were all locally sourced.

The Mount has a unique position with commanding views across Coverdale and across to Roova Crag in the distance. It will make a wonderful and impressive character home for the new owners.

### SITUATION

Leyburn 6 miles. Bedale 15 miles. Richmond 15 miles. Access to A1(M) at Leeming Bar (18 miles). Northallerton 23 miles. (All distances are approximate).

The property is pleasantly situated in the centre of the village, set back from the local through road between Middleham and Kettlewell.

The village of Carlton in Coverdale is located in the heart of the Yorkshire Dales National Park. It has a fine country pub with restaurant, village hall and an active community. The thriving market town of Leyburn is situated approx. 6 miles away with a weekly local market and a wide range of amenities and facilities. Local primary

schools are Middleham and Leyburn with secondary schools at Leyburn and Richmond.

### DESCRIPTION

The Mount is a very attractive, detached Grade II Listed stone property which stands well in the popular village of Carlton in Coverdale. The property retains a wealth of character features throughout including stone floors, working window shutters, a stone staircase and open feature fireplaces. It has been sympathetically restored and maintained and offers spacious accommodation that enjoys stunning south facing views to the rear of open countryside.

The property is entered into a welcoming reception hall with a traditional stone staircase leading up to the first floor, and a stone-flagged floor which has under-floor heating that runs throughout the ground floor. The property is a traditional long house and to the left as you enter the property is the dining room. This charming dual aspect room features a traditional cast iron range and leads through into the kitchen. The country kitchen features a good range of fitted wooden units with wooden worktops which are complemented by a ceramic sink

and an Aga. There are stone shelves, ceiling beams with feature meat hooks which add to the character and a door leading out to the rear courtyard with two stone stores and grass paddock beyond.

Across the entrance hall, the living room is defined by its rich period character and a striking open fireplace set within a traditional stone surround. This space flows into an inner hallway featuring exposed stone walls and an arched window to the front. The ground floor accommodation is completed by a practical cloakroom and a doorway providing direct access to the rear courtyard and cobbled parking area.

Completing the ground floor is a snug and a utility room which is plumbed for a washing machine and tumble dryer. There is a back staircase leading up to the first floor with a useful studio which could be used as a bedroom if required. This leads into a double bedroom which has a vaulted ceiling with exposed beams and views to the front and rear. There is a house bathroom which is spacious and has a wooden floor with a WC,

hand basin, a cast iron freestanding bath with a shower over. There would be space to install a separate shower cubicle if required.

Completing the first floor there are two further bedrooms which are accessed via the turned stone staircase. Each bedroom is of good proportions and enjoys stunning views of Coverdale with the main bedroom benefitting from a dressing area with walk in wardrobe and an ensuite shower room.

The property is complemented externally by a small front garden with path which leads to the rear courtyard and the cobbled parking area. The gardens are mostly laid to patio and low maintenance with planted flower beds and ample space for potted plants and seating.

Adjacent to the formal gardens is a dedicated, fenced enclosure, thoughtfully planted with a variety of specimen trees to provide character and screening. This area includes a selection of fruit trees and serves as a natural haven for local wildlife, frequently attracting hedgehogs, rabbits, and a diverse array of songbirds. It offers a peaceful, low-maintenance extension to the grounds that enhances the property's rural charm.

The grass paddock extends to 1.62 acre and has fenced and walled boundaries. It offers excellent equestrian potential and would also appeal to those looking to keep chickens or some sheep.

Overall, The Mount offers excellent potential as a family home or large second home in a popular part of the Yorkshire Dales.

## 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.

///treble.tailwind.removing

## 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.

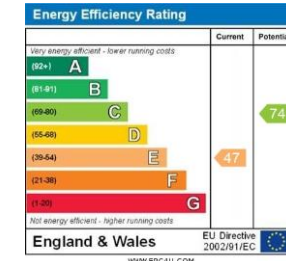
## LAND REGISTRY

The property is registered with the land registry. Title number NYK159220

## SERVICES

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

## ENERGY PERFORMANCE CERTIFICATE



## LOCAL AUTHORITY

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

## LOCAL PLANNING AUTHORITY

Yorkshire Dales National Park, Yoredale, Bainbridge, Leyburn, North Yorkshire, DL8 3EL







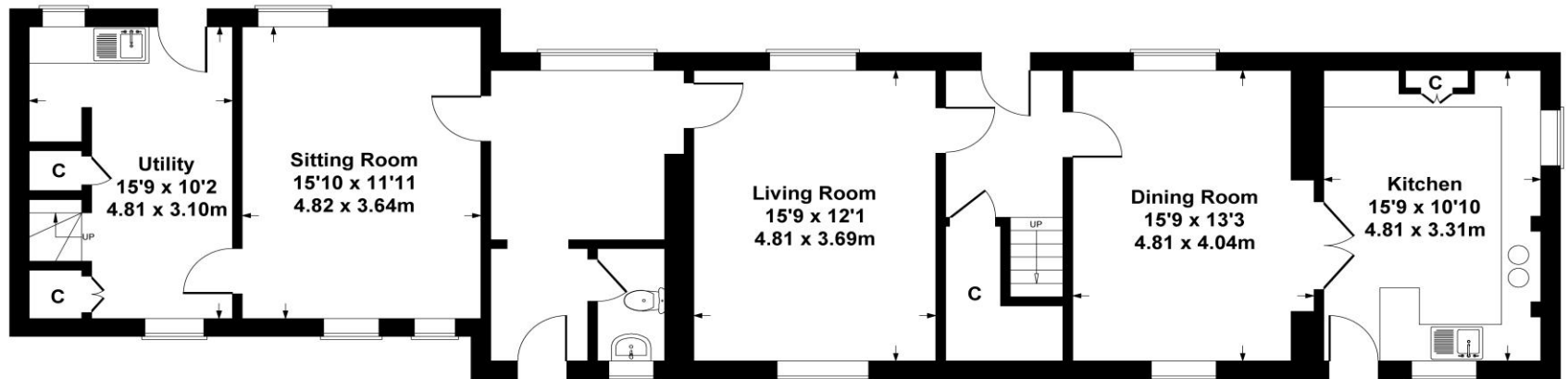
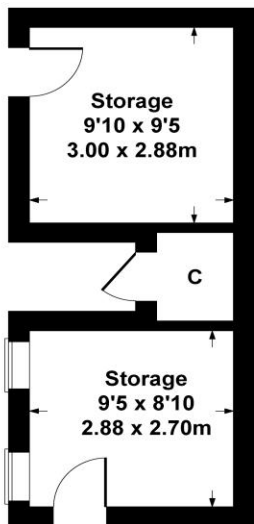
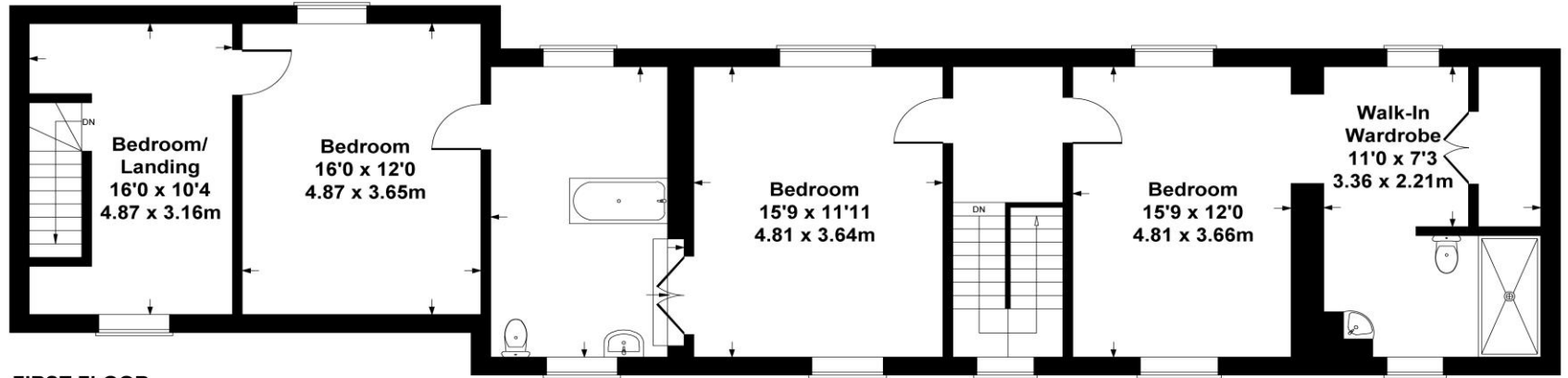






# The Mount, Carlton, DL8 4PD

Approximate gross internal area  
House - 222 sq m - 2390 sq ft  
Outbuilding - 18 sq m - 194 sq ft  
Total - 240 sq m - 2584 sq ft

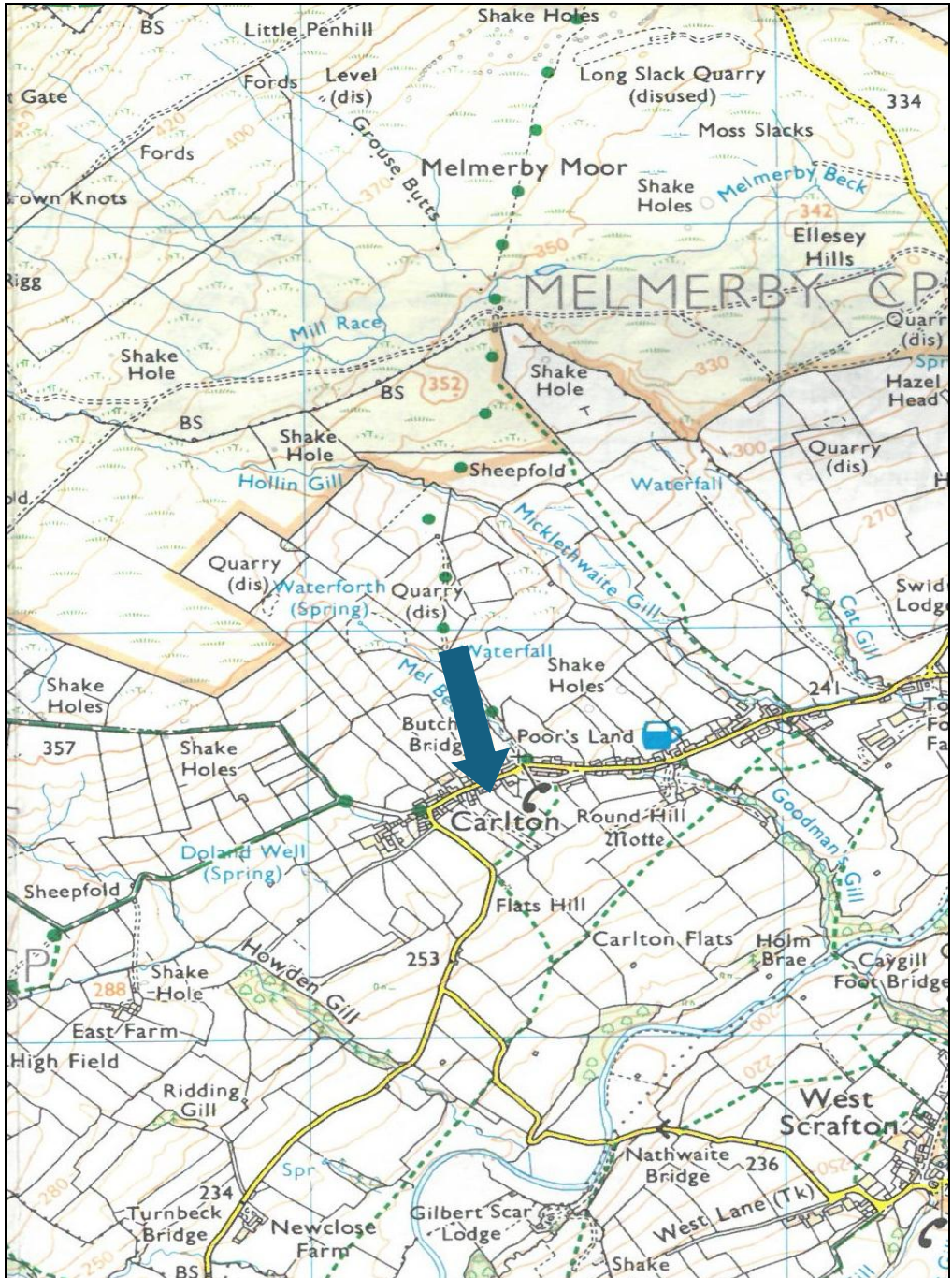


## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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

H.M. LAND REGISTRY		TITLE NUMBER <b>NYK 159220</b>	
ORDNANCE SURVEY PLAN REFERENCE	SE 0684	Scale 1:2500	
COUNTY	NORTH YORKSHIRE	DISTRICT	RICHMONDSHIRE
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