J.R. HOPPER & Co. Est. 1886



CARLTON • DL8 4BD

Flat 4, Waterforth

Offers Over £130,000 | 1 | D

AT A GLANCE

- Spacious, Leasehold Ground Floor Apartment
- Superb Coverdale Views
- Large Living Dining Area
- Well Appointed Kitchen
- Large Double Bedroom
- House Bathroom
- Private South Facing Garden
- Access To Communal Garden & Parking
- Chain Free

LEYBURN 01969 622936 | HAWES 01969 667744 | SETTLE 01729 825311 | KIRKBY STEPHEN 01768 258002

Central Chambers, Market Place, Leyburn, DL8 5BD · enquiries@jrhopper.com · www.jrhopper.com

THE PROPERTY

Spacious, Leasehold Ground Floor Apartment

Flat 4, Waterforth is a spacious and beautifully presented ground-floor apartment, situated in the sought-after Dales village of Carlton in Coverdale.

Carlton is a charming and active community, known for its welcoming atmosphere and strong village spirit. The village benefits from an active village hall and even boasts its own community-owned pub, The Forester's Arms. Located approximately six miles from the bustling market town of Leyburn, residents have convenient access to a wide range of amenities including shops, restaurants, pubs, primary and secondary schools, places of worship, and medical services.

The property itself offers generous accommodation with a large, front-facing living and dining room featuring two windows that frame stunning views over open countryside. The well-appointed kitchen is accessed from this space, complemented by a spacious double bedroom and a well-fitted house bathroom. Ample built-in storage is provided throughout.

The proeprty also benefits from its own private South-facing garden, perfect for enjoying the sunshine and peaceful surroundings, as well as access to a communal garden and an off-road parking space within the shared parking area.

Flat 4, Waterforth presents an excellent opportunity as a first home, a peaceful holiday retreat, or a convenient lock-up-and-leave investment.

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Superb Coverdale Views

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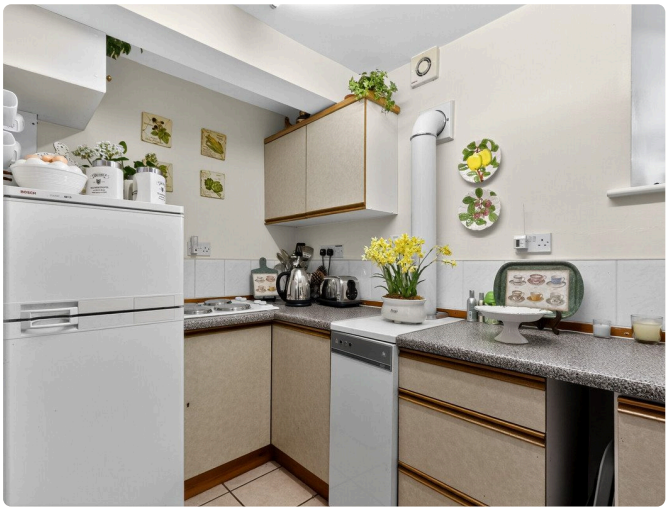
GALLERY

Every room, inside and out

















Produced 21 September 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy of all information.

GALLERY





Large Living Dining Area

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THE ACCOMMODATION

A room-by-room schedule

Set out floor by floor, as a plan would read it — from the entrance hall through to the gardens beyond.

01 ACCOMMODATION

Entrance

Front door, accessed via the stone steps to the side.

Living Dining Room

Large L shaped room with room for living room and dining area. Fitted carpet. TV point. Radiator. Two windows to the front with lovely views of open fields.

Kitchen

Tiled floor. Range of wall and base units. Plumbing for washing machine an dishwasher. Integrated electric oven and hob. Stainless steel sink. Oil boiler. Extractor fan. Window to the side.

Rear Hallway

Fitted carpet. Storage cupboard housing hot water cylinder and cold water tank. Shelves and good storage. Smaller built in storage cupboard.

Bedroom

Large rear double bedroom. Fitted carpet. Radiator. Frosted window to the rear.

Bathroom

Tiled flooring. W/C. Wash basin. Shower cubicle. Bath. Extractor fan. Fully tiled walls. Built in storage cupboard. Heated towel rail.

02 OUTSIDE

Front

Steps lead down to access the front door of the property and the private laid to lawn garden with hedge boundary. Three store shed. Bin store area. Oil tank. Far reaching views across open fields.

Parking

The flat benefits from an off road parking space in a communal parking and garden area.

03 AGENTS NOTES

Services

Mains electrics and drainage. Water: Private village water supply, maintained by Dales Water. The property benefits from oil central heating and double glazing throughout. Flood risk: Categorised as very low, with no known history of flooding. Broadband: Basic 16 Mbps Superfast 76 Mbps Lease Terms: 968 years remain on the lease. An annual service charge of £800 is applicable, this will cover the insurance, maintenance of the exterior of the property and any maintenance issues that may arise.

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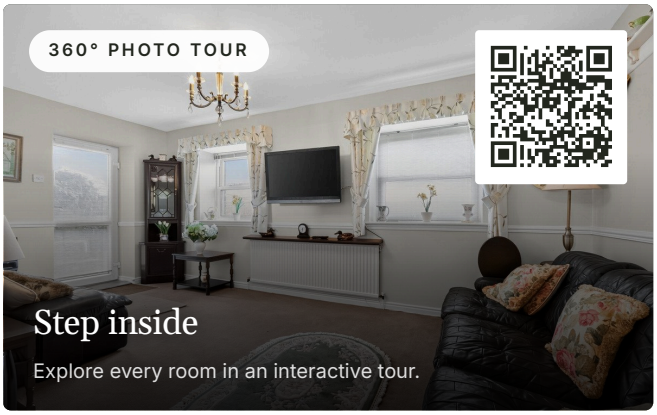
Well Appointed Kitchen

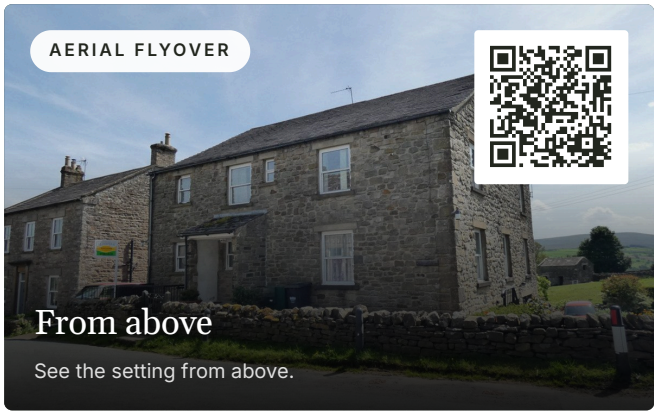
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ONLINE ONLY

There's more on the website

Tours, video and paperwork don't fit on paper. Point your phone's camera at a code — or tap it, if you're reading this on a screen.





DOCUMENTS & LINKS

EPC - 5th September 2022

PDF · 0.09 MB

REQUEST THE VIDEO VIEWING

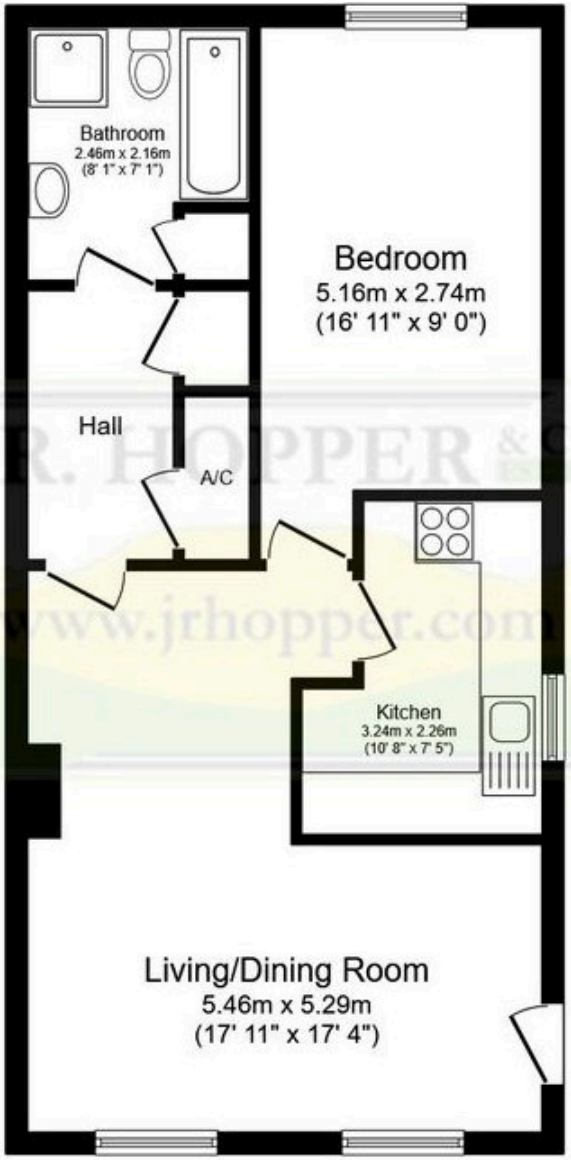
Interest piqued? Here's what's next.

Photographs got you this far — we picked them so they would. Our private video viewings take you further: one of our viewers will walk and talk you through Flat 4 properly, inside and out, room by room, pointing out every feature and every issue as they go.

Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.

ASK FOR THE VIDEO VIEWING

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Total floor area 53.7 sq.m. (578 sq.ft.) approx

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