



Old Hall Barn

Carlton, Leyburn, North Yorkshire, DL8 4BD



Robin Jessop

A STUNNING & WELL-APPOINTED GRADE II LISTED CHARACTER PROPERTY IN A POPULAR VILLAGE LOCATION

- Grade II Listed Character Property
- Well Appointed with High Quality Fixtures & Fittings
- Three Double Bedrooms
- Open Plan Living
- Pretty Gardens & Patio
- Garage & Driveway Parking
- Stunning Views of Coverdale
- Popular & Peaceful Village Location
- Guide Price: Offers In Excess of £425,000

SITUATION

Leyburn 6 miles. Kettlewell 10 miles. Bedale 15 miles. Richmond 15 miles. A1(M) Interchange at Leeming Bar 18 miles. Northallerton 23 miles. Skipton 24 miles. (All distances are approximate).

The village of Carlton in Coverdale is located in the heart of the Yorkshire Dales National Park. It has a fantastic community led 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.

The proximity to the A1(M) also brings the larger centres of Harrogate, Leeds and York within commuting distance.

INTRODUCTION

Old Hall Barn dates from 1659, as evidenced by the stone inset above the front door. It is thought to have been owned by the Foxgill family; the initials of William and Sarah Foxgill are carved into the stone. In the late 17th or early 18th century, a fire raised the west and main wing of the property to the ground leaving only what is now known as Old Hall Barn. The house retains some of the original architectural features such as stone mullioned



windows. Whilst 1659 is the first evidenced recording of Old Hall Barn, it is thought to have origins dating back to medieval times. The conversion to the current home took place in 2012.

DESCRIPTION

Old Hall Barn is a most attractive, Grade II listed character barn conversion dating back to 1659 which has been beautifully maintained and updated throughout with high quality fixtures and fittings. The property was converted in 2012 and offers comfortable accommodation which retains many character features including stone flagged flooring and mullioned windows without compromising modern conveniences.

The property is entered into the open plan ground floor accommodation with a useful welcoming area with stone flagged floor and space for jackets/boots. The room has oak flooring throughout and dual aspect mullioned windows making it light and airy with a log burning stove set on a stone hearth.

A step up provides access to the wonderful kitchen diner which features an excellent range of fitted wall and base units which are complemented by oak worktops. The bespoke kitchen from Interiors of Ripon features quality integrated appliances including a 11ve range cooker, Bosch dishwasher and space for a freestanding fridge. There is a Belfast ceramic sink and ample space for a dining table.

Usefully, there is a separate utility room with additional fitted units which is plumbed for a washing machine.

To the first floor there are three double bedrooms. The main bedroom has a vaulted ceiling with exposed beams, and a quality fitted ensuite shower room with WC and basin. The second bedroom has a dual aspect with views down Coverdale and usefully has a mezzanine floor which is currently used as a home office. This has eaves storage and fitted bookshelves with a velux window. The third bedroom is a smaller double with a useful storage cupboard. Completing the first floor is a stylish house bathroom with a tiled floor and a WC, hand basin and bath with shower over, and with access to spacious eaves storage.

Externally the property is complemented by a well landscaped lawned garden to the front and side with a patio area which is perfect for alfresco dining and enjoys the far-reaching Yorkshire Dales views. There is a raised flower bed and a useful storage area to the rear for bins etc. There is a detached garage which has electric and useful loft storage above. The property is finished off with off- road parking for one vehicle with further street parking available nearby.



Overall, Old Hall Barn is a quality and characterful barn conversion, and it would make an excellent full-time residence, second home or holiday let in a popular part of the Yorkshire Dales National Park.

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

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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 E.

SERVICES

Mains electricity. Mains water. Mains 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, Yoredale, Bainbridge, Leyburn, North Yorkshire, DL8 3EL



Old Hall Barn, Carlton

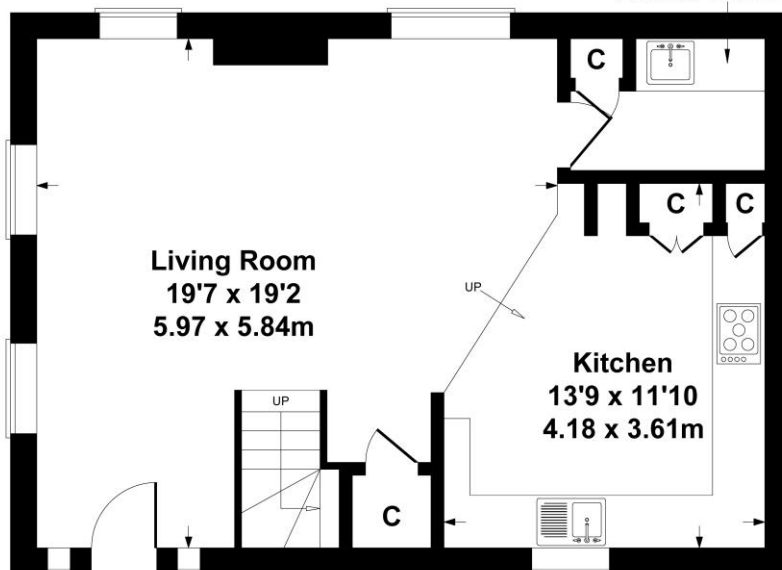
Approximate gross internal area

House 98 sq m - 1055 sq ft

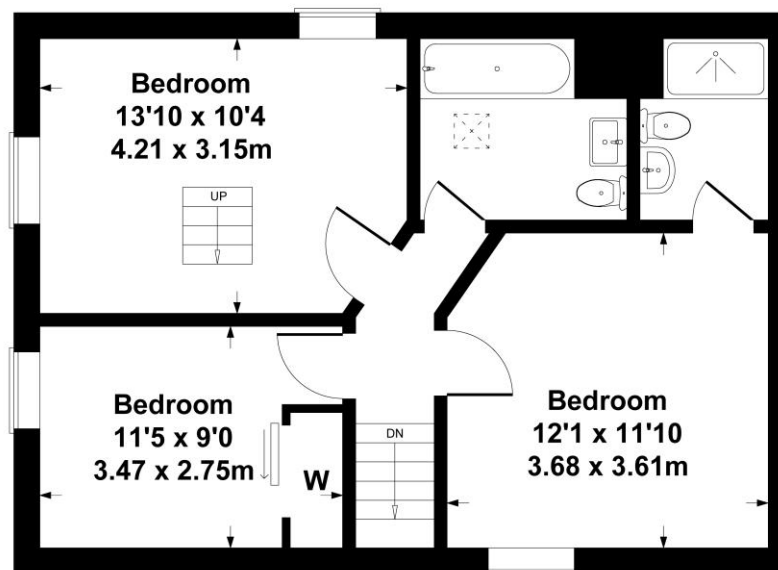
Utility Room

7'10 x 5'1

2.38 x 1.55m



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.

Produced by Potterplans Ltd. 2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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