



Quakers Garth

Carlton, Leyburn, North Yorkshire, DL8 4BA



Robin Jessop

A STUNNING & WELL-APPOINTED CHARACTER PROPERTY WITH BEAUTIFUL GARDENS IN A POPULAR VILLAGE LOCATION

- A Stunning Character Property
- Well Appointed with High Quality Fixtures & Fittings
- 4/5 Bedrooms
- Open Plan Living
- Beautiful Gardens & Patio
- Potential Annexe
- Stunning Views of Coverdale
- Popular & Peaceful Village Location
- Guide Price Range £600,000 - £650,000

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 property is tucked away down Quaker Lane at the East end of the village. The position offers an incredibly secluded and private position whilst also being within a short walk from the centre of the village.

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

INTRODUCTION

Quakers Garth offers a truly unique opportunity to take ownership of a beautifully appointed and much-loved family home. The property blends character features and modern comforts to create superb family accommodation situated in a position which makes



the most of the stunning views of Coverdale whilst balancing its private location with accessibility to the village and its thriving community.

DESCRIPTION

The property is approached via a charming Green Lane leading from the eastern edge of the village. This short track provides a wonderful sense of privacy and opens into a generous parking area suitable for several vehicles. Entry is through a practical entrance lobby with bench seating and ample space for coats and boots, which in turn leads into the main hallway and access to the useful utility room.

From the hallway, the accommodation flows into the heart of the home: an impressive open-plan kitchen and dining space. Thoughtfully designed, this area features a striking garden-room style extension that captures views over the garden and the stunning countryside beyond. The kitchen offers a modern, stylish layout with integrated appliances, a pantry and breakfast bar. The adjoining dining area enhances the sense of indoor/outdoor living, with direct access to the patio.

The kitchen leads through to a welcoming living room with a multifuel burner and further garden views, and then on to a versatile family room. This flexible space can be adapted to suit individual needs and benefits from French windows as well as access to the potential Annexee. Completing the ground floor is a storeroom/potential second kitchen, a cloakroom and a large double bedroom with ensuite and French windows directly into the garden. With its own independent entrance, this section of the property offers excellent potential as self-contained Annexee, guest suite, or additional accommodation.

The first floor is reached via the staircase from the hallway and leads to a central landing. Here you will find a family bathroom and three double bedrooms overlooking the gardens and far-reaching views, including the dual-aspect principal bedroom with ensuite. A further bedroom, currently used as a home office, enjoys views to the front and could serve as a large single or smaller double room.

Externally, the property offers a substantial parking area to the front and beautifully landscaped gardens to the rear. The rear garden includes an attractive patio ideal for alfresco dining and entertaining, with sweeping views across Coverdale. Beyond this lies a generous lawn, productive vegetable garden, several sheds, and a standout Arctic BBQ cabin.

Quakers Garth is a property of quality and character, appealing to buyers seeking a flexible, peaceful and desirable setting within 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

///verb.hiking.trucks

FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band F.

SERVICES

Mains electricity. Mains water (Via Village Supply). Mains drainage. Oil fired central heating. Broadband connection available.

LOCAL AUTHORITY

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

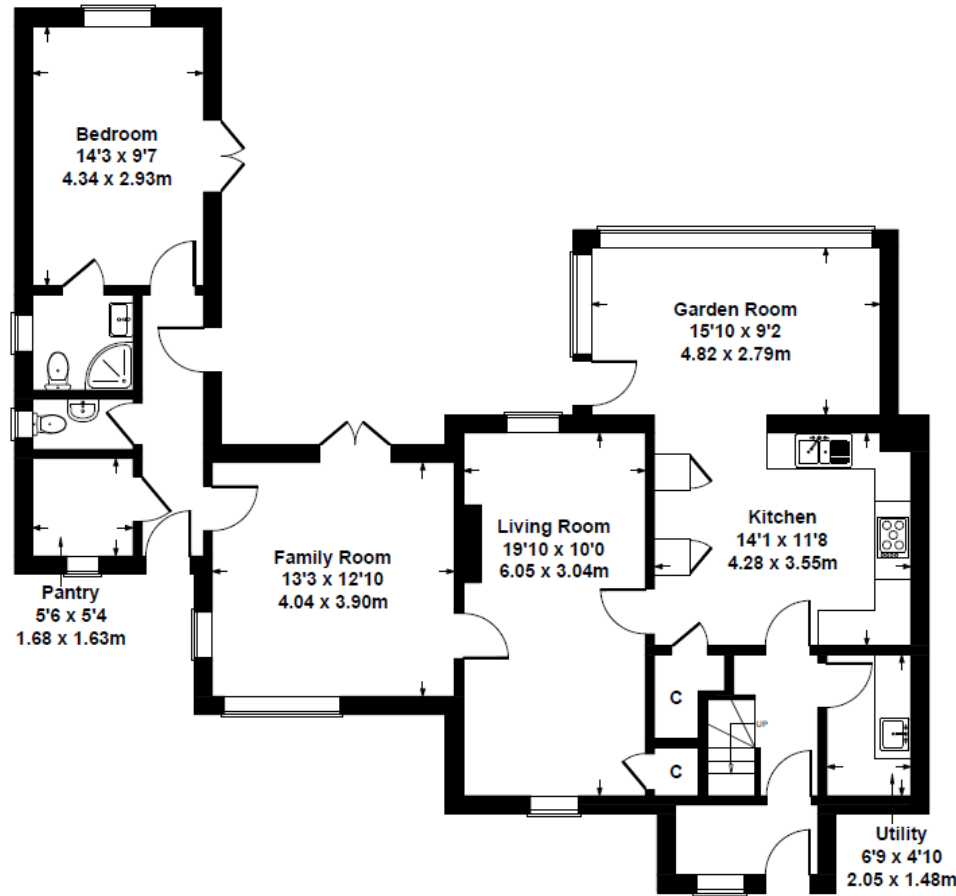
LOCAL PLANNING AUTHORITY

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

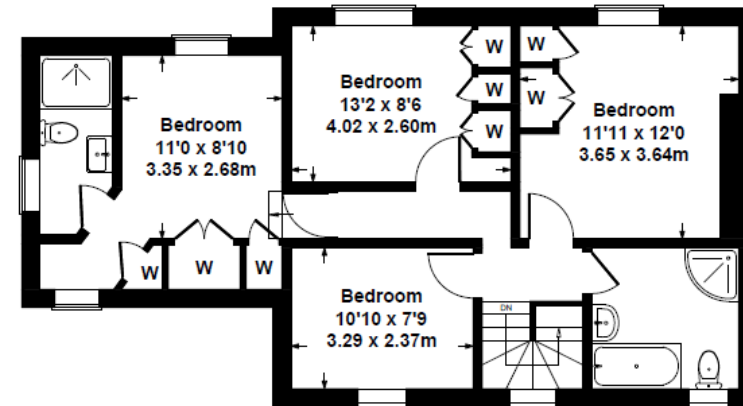


Quakers Garth, Carlton

Approximate gross internal area
167 sq m - 1798 sq ft



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		70 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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