

Farringford

24 The Shawl, Leyburn, North Yorkshire, DL8 5DG

RobinJessop

A DETACHED HOUSE IN NEED OF UPDATING WITH STUNNING VIEWS OF LEYBURN SHAWL & PENHILL

- Well Maintained Detached House
- Updating Required
- Overlooking Leyburn Shawl
- Three Double Bedrooms
- Two Reception Rooms
- Landscaped Front Garden
- Off Road Parking & Garaging
- Stunning South Facing Views
- A Rare Opportunity
- Chain Free
- **Guide Price Range: £600,000 - £650,000**

SITUATION

Leyburn Market Square 2-minute walk. Richmond 9 miles. Bedale 11 miles. Hawes 17 miles. Northallerton 19 miles. Teesside 40 miles. Harrogate 43 miles. Leeds Bradford & Newcastle airports are both a 1 hours' drive. All distances and times are approximate.

Farringford is located a short walk from Leyburn Market Place overlooking the famous Shawl, a popular viewpoint and walk. Properties do not often come onto the market in this location, and the property enjoys direct access onto the Shawl from where the view and miles of walking can be enjoyed.

Leyburn is a thriving Market Town which offers a range of independent shops, cafes, pubs, a doctor's surgery and a dentist as well as both primary and secondary schools. The location is on the edge of the Yorkshire Dales National Park.

DESCRIPTION

Farringford is a spacious, detached family house situated adjacent The Shawl within the popular market town of Leyburn on the edge of the Yorkshire Dales National Park. The property has been in the same ownership for 35 years and requires updating







throughout yet offers comfortable and well-maintained accommodation which benefits from being fully double glazed.

The property is entered into a welcoming reception hall with solid oak flooring and an oak staircase leading up to the first floor. The ground floor rooms flow well and comprise of a large living room which has a bay window overlooking the front gardens and a fireplace with gas fire and a sitting room with a brick fireplace and French doors out to the garden.

The sitting room is usefully located just off the kitchen and could be used as a dining room if preferred. The kitchen offers a good range of fitted wall and base units with an oven and hob. Usefully, just of the kitchen is the rear lobby which provides access to the utility room, which is plumbed for a washing machine and dryer, with a separate cloakroom.

There is also an internal door leading into the large garage with loft storage above. The garage offers potential for incorporating into the accommodation, subject to necessary consents. To the first floor there are three, well-proportioned double bedrooms, each with fitted cupboards. The two front bedrooms enjoy stunning views of The Shawl, Penhill and Middleham Moor with the principal bedroom also benefitting from having an ensuite shower room.

The house bathroom is large with a hand basin, bath and a shower cubicle with a separate WC.

Externally, the property is complemented by a delightful, landscaped garden to the rear with patio areas and a raised lawn with flower borders. To the rear there is a courtyard area and driveway parking for 2-3 cars. The property has a gate providing direct access onto the Shawl offering quick access into town and access to miles of walking and open countryside.

Properties in this location are rarely offered for sale, and an early viewing is recommended.

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
///surfacing.chained.grin

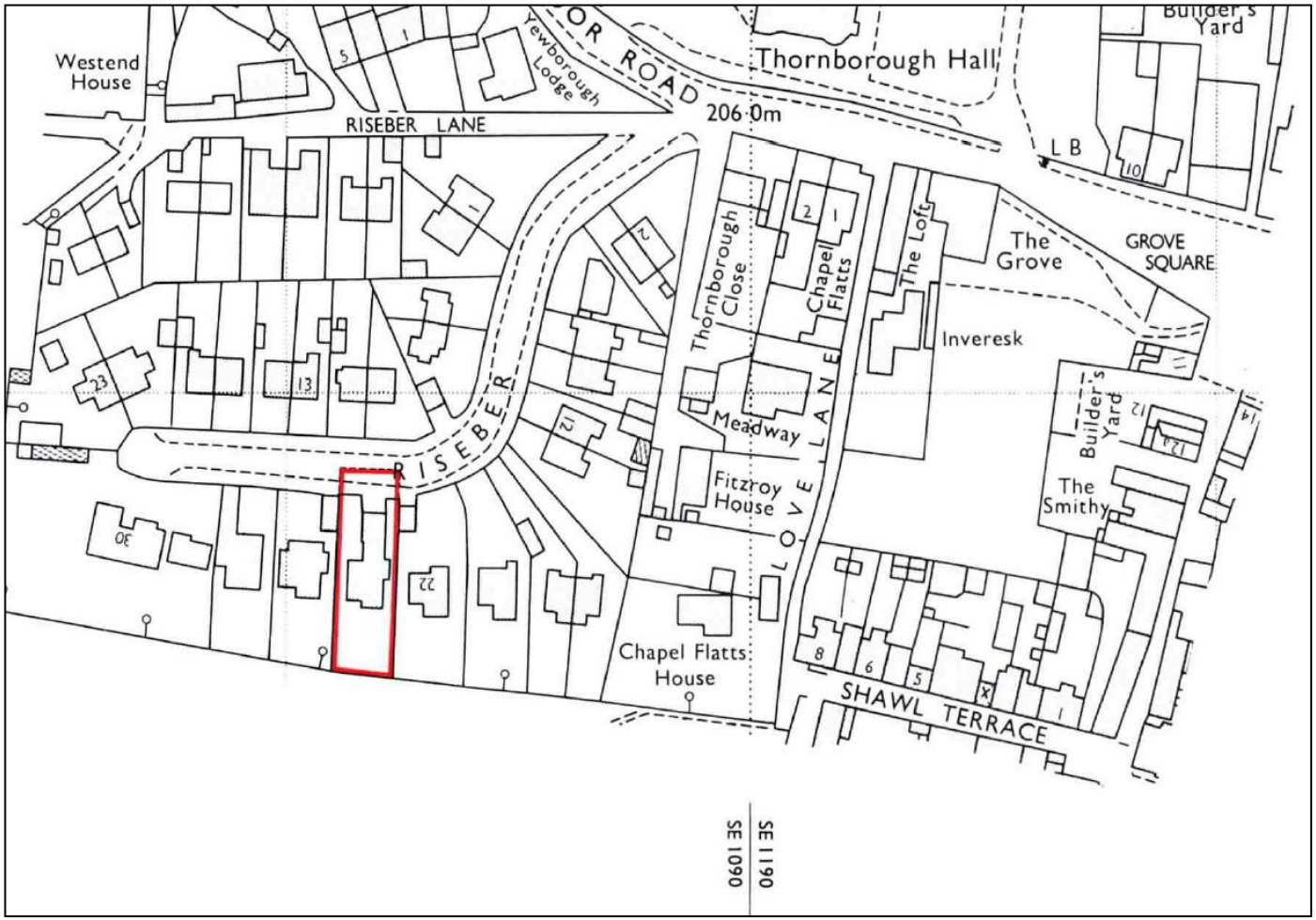
FIXTURES & FITTINGS
Only those fixtures and fittings described within this brochure are included in the sale.

TENURE
Freehold with vacant possession.

COUNCIL TAX
Band E.

SERVICES
Mains electricity, mains water & mains drainage. Gas central heating. Broadband connection available.

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





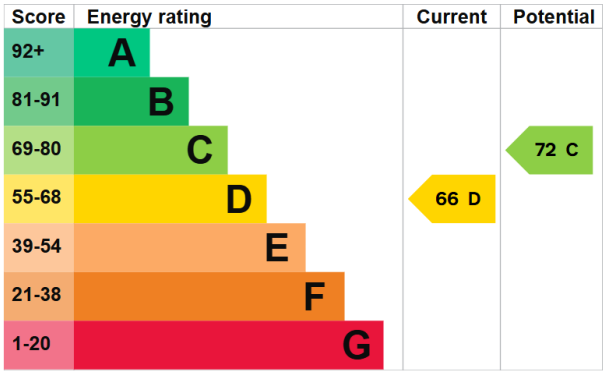




Farringford, 24 The Shawl, Leyburn

Approximate gross internal area
House 149 sq m - 1604 sq ft
Garage 17 sq m - 183 sq ft
Total 166 sq m - 1787 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.

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