Hutton Ghyll

Constable Burton

Leyburn

DL8 5RW

FINE & COUNTRY

Hutton Ghyll

£1,250,000

Designed for the equestrian enthusiast, the property boasts well-fenced paddocks equipped with electric fencing, a newly constructed outdoor school, five stables, a hay and straw store and a dedicated, secure tack/feed room (cleverly made out of the storage area from a lorry). Also in the yard there are two versatile sheds, one with open bays and is ideal for machine storage. One of the bays was planned to be utilised as a horse washing bay. The further large shed with sliding doors has a concrete base and is an ideal workshop. There is CCTV is the yard.

The grounds are predominantly laid to lawn, bordered by tasteful post and rail fencing, with picturesque paths leading to a charming woodland, carpeted with bluebells in the spring. The land surrounds the property with very well maintained paddocks and new fencing. There are field shelters which are available by way of separate negotiation.

Approximate areas: Driveways, gardens, house, school and yard -3.189 acres.
Paddock to the southern boundary - 3.372 acres. Additional smaller individually fenced paddocks, from top to bottom, 0.55 acres, 0.472 acres, 1.024 acres, 0.853 acres. Woodland - 0.457 acres. Total plot size - 9.917 acres.

Location
The house is approached via electric gates and down a long drive from the road through the private parkland. Hutton Ghyll lies approximately 1 ½ miles South of the village of Constable
Burton and close to the village of Finghall. Both villages have great pubs and the Market towns of Leyburn and Bedale are close by with weekly markets and a host of day to day shops. There are primary school and secondary school facilities in Leyburn with others available locally at Richmond and Bedale, Private schooling is found at Newton-le-Willows (Aysgarth Prep), Barnard Castle and Sedbergh. The Yorkshire Dales and Moors are close-by and being the gateway to Wensleydale, some of the region's most breath-taking scenery is accessible along with historic parks and gardens plus Wensleydale Steam Railway serving the village. The cathedral city of Ripon and market town of Northallerton offer more extensive amenities along with links to surrounding towns and cities. The region's motorway network and business centres are also within easy reach for the commuter, with Bedale's by-pass providing a speedy link to the A1 and in turn to mainline railway stations at Thirsk and Northallerton with regular journeys to London Kings Cross.

Directions
From Newton-Le-Willows drive past Aysgarth School (on your left) and carry on for about a mile. At the end of the road turn right. Drive past the Reservoir and after about ¼ of a mile turn
left into Hutton Hang. Hutton Ghyll gates will be found on the right after a few hundred meters. what3words ///imparting.warping.lush

Services, Utilities & Property Information

Local Authority
Richmondshire

Council Tax Band F

EPC Rating D

Contact
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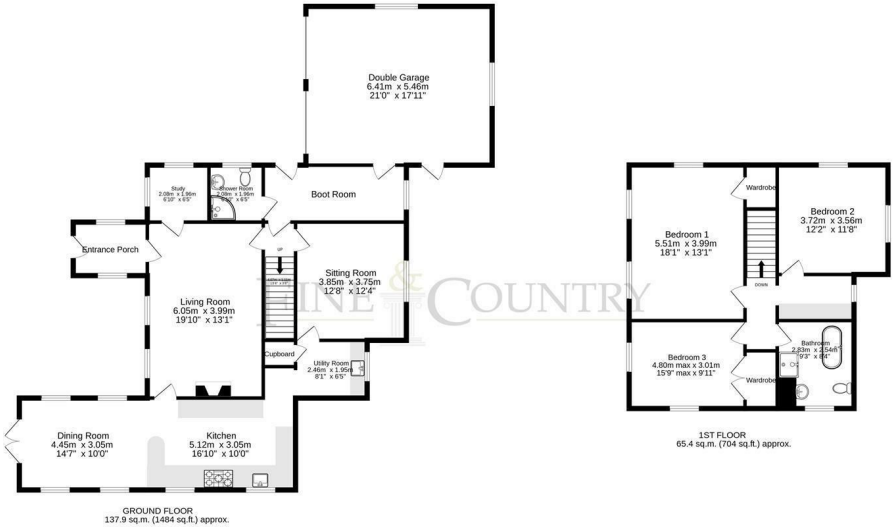

HUTTON GHYLL, CONSTABLE BURTON. DL8 5RW.

TOTAL FLOOR AREA : 203.3 sq.m. (2188 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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