



Reedmere House

Redmire, Leyburn, North Yorkshire



Robin Jessop

Reedmere House

Redmire, Leyburn, North Yorkshire, DL8 4ES

An Outstanding Detached Family House With Fantastic Panoramic Views Over Penhill and Wensleydale

- Spacious Five Double Bedroom Accommodation
- Immaculately Presented With First Class Fixtures
- Garaging and Workshop
- Stunning Landscaped Gardens and Grounds
- Chain Free
- Guide Price OIEO £625,000

SITUATION

Leyburn 4 miles. Richmond 12 miles. Bedale 15 miles. A.1 17 miles. Darlington 26 miles. Teesside 35 miles. (all distances are approximate).

Reedmere House is attractively situated on an elevated site on the fringe of Redmire, to the west of the Market Town of Leyburn. It commands tremendous views of Wensleydale and Penhill. Redmire is a very popular village with an excellent public house, church and village greens. It is conveniently located in relation to the thriving town of Leyburn and within reasonable commuting distance of Darlington, Teesside and Northallerton.

AMENITIES

Communications – A1 Interchange 25 mins. Mainline Railway Station at Northallerton. Airports at Durham Tees Valley (50 minutes) Newcastle and Leeds Bradford. (All distances and times are approximate).

Shopping – Local village store and post office in Redmire. Local market towns. Larger centres at Teesside, Harrogate, York, Leeds and Metro Centre, Newcastle.

Schools – The area is well served by good State and Independent Schools. **Primary**

Schools: Leyburn **Comprehensive Schools:** Leyburn & Richmond **Private Schools:** Aysgarth (Newton Le Willows); Barnard Castle **Golf** – Catterick, Akebar, Bedale and Richmond.

Racing – Catterick, Thirsk, Ripon, Wetherby and York.

Leisure – Leisure Centres at Catterick, Richmond and Scotch Corner

Theatres – Richmond & Darlington.

Country Pursuits – The property is well placed in the heart of the Yorkshire Dales.

DESCRIPTION

Reedmere House comprises a spacious family house which has been fully refurbished and maintained to exacting standards. The property is complemented by substantial gardens, parking for several vehicles and an orchard.

ACCOMMODATION

Entrance Hall

Oak staircase to first floor. Range of fitted cupboards. Door to rear. LED down lighters. Oak floor with underfloor heating.

Cloakroom

W.C. Wash basin. LED down lighters. Radiator.

Day Room

Feature fireplace with multifuel burning stove with Oak mantelpiece. TV point. Oak floor with underfloor heating.

Sitting Room

French doors to garden. TV points. Oak floor with underfloor heating.

Kitchen

“County Kitchens” fitted range of cream base and wall units with stunning granite work surfaces. Large central island. Space for range cooker. Integral microwave, dishwasher and fridge/freezer. Double Belfast sink. Limestone floor with underfloor heating. Door to balcony terrace. Commanding views.

Utility Room

Fitted range of floor and wall units with wood worktops. Sink unit. Plumbing for washing machine and dryer. Door to rear garden. Radiator.

Gardeners Cloakroom

W.C. Wash basin. Boiler cupboard. Tiled floor. LED down lighters. Radiator.

First Floor

Landing

Loft access. LED down lighters.

Bedroom 1

Double room. Fitted wardrobes. TV point. Fitted carpets. Stunning views over Penhill. Two radiators.

Ensuite

W.C. Wash basin. Shower. Ladder style radiator. LED Down lighters.

Bedroom 2

Double room. Stunning views over the dales. Fitted carpet. Two radiators.

Bedroom 3

Double Room. Stunning views over the dales. Fitted carpet. Radiator.

Family Bathroom

W.C. Wash basin. Bath. Daryl Shower. LED down lighters. Ladder style radiator.

Bedroom 4

Double Room. Fitted carpet. Radiator.

Bedroom 5

Double room. Fitted carpet. Radiator.

Outside

Reedmere House is approached by a winding tarmac drive up to the property. There is ample parking for several vehicles.

The property benefits from delightful walled terraced gardens that are beautifully maintained and presented. The majority of the lawns are cut by an automatic lawnmower (available by separate negotiation). The gardens take full advantage of the panoramic views. There is a stunning summerhouse with lily pond, orchard area and mature terraces full of flowers and shrubs.

There is a most useful garage and workshop with attached stores, greenhouse and log store.

GENERAL REMARKS & STIPULATIONS

Viewing

By appointment with Robin Jessop Ltd (01969) 622800.

Tenure

Freehold with Vacant Possession upon completion.

Offers

All offers must be confirmed in writing. We will not report any verbal offer unless it is confirmed in writing.

Method of Sale

The property is being offered for sale, initially by Private Treaty. However, we reserve the right to conclude the sale by any means at our discretion.

Services

Mains electricity. Mains foul drainage.

Oil fired central heating. Redmire has a private water supply.

Council Tax

Band F.

Fixtures & Fittings

Only those fixtures and fittings specifically referred to in these particulars are included in the sale.

Boundaries

The Vendors will only sell such interest (if any) they have in the boundary fences, ditches, walls and hedges and other boundaries separating this property from other properties not belonging to them.

Easements & Rights of Way

The property is sold subject to and with the benefit of all rights of way, whether public or private, light, water, drainage, sewage support and easements, and to all other restrictive covenants and existing and proposed Wayleaves for masts, stays, cables, drainage, water, gas and other pipes whether mentioned in these particulars or not.

IMPORTANT NOTICE

Please note that if you have downloaded these particulars from our website, you must contact our office to register your interest to make sure you are kept informed with regard to the progress of the sale.

ENERGY CERTIFICATE

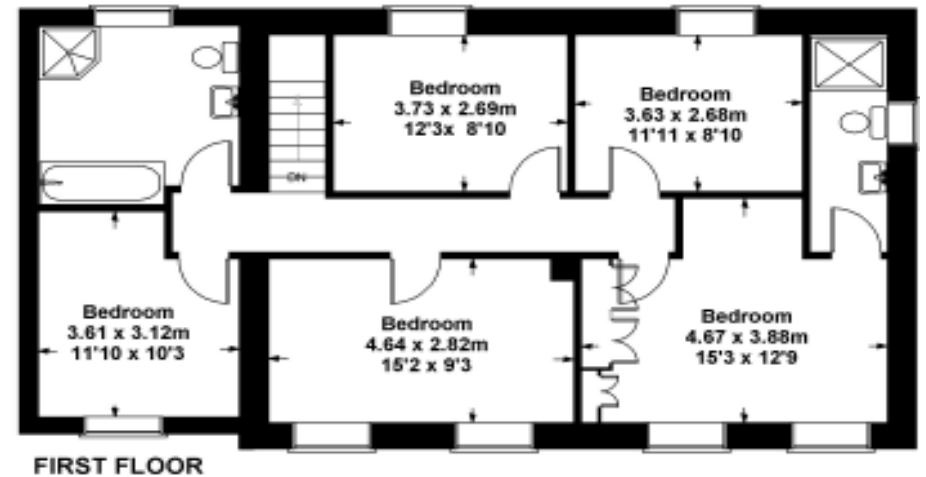
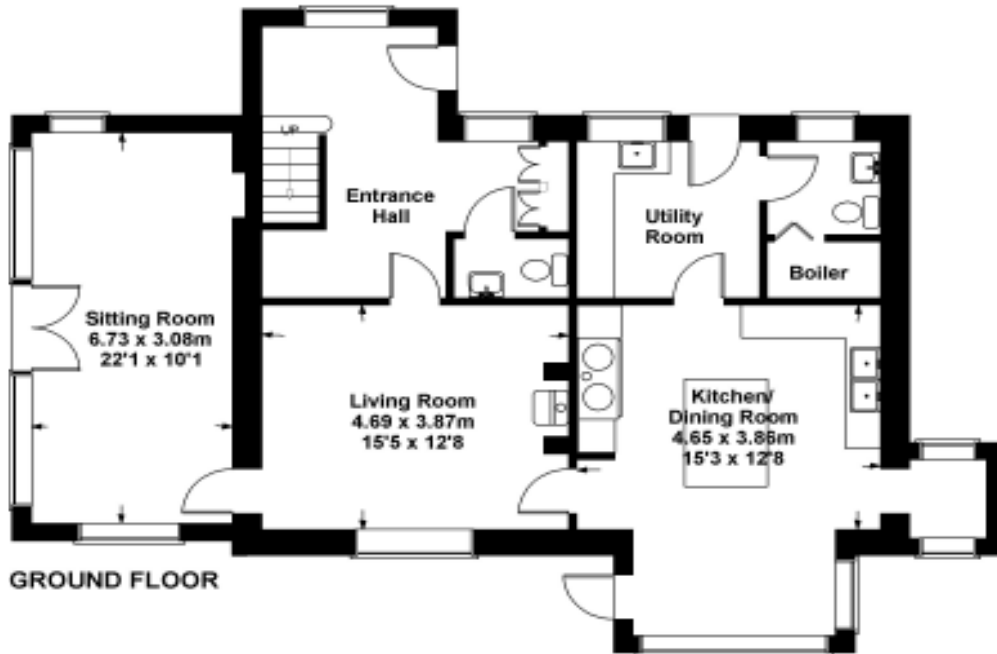
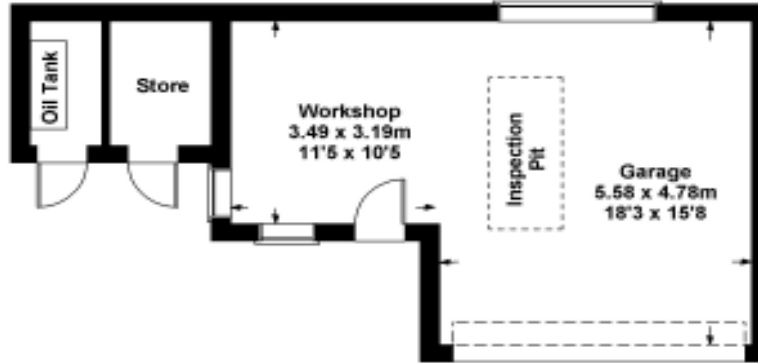


PERFORMANCE



Reedsmere House, Redmire, Leyburn

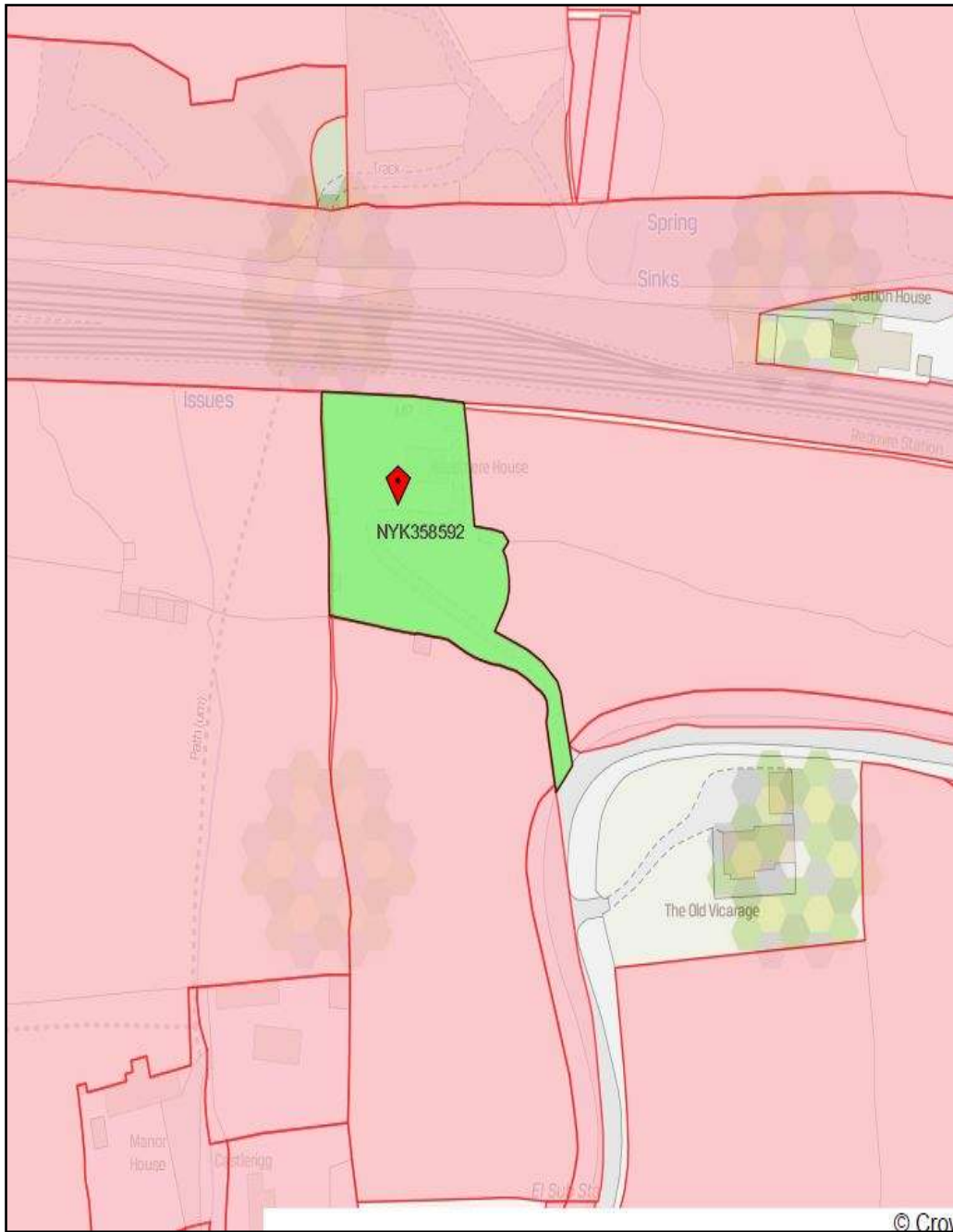
Approximate gross internal area 174 sq m - 1872 sq ft
(excluding outbuildings)



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. 2016





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