



# Mill Gill House

Askrigg, Leyburn



RobinJessop





# Mill Gill House

Askrigg, Leyburn, North Yorkshire, DL8 3HR

## An Idyllic Small Rural Estate

- West Mill Grade II Listed Of Historic Significance
- House, Outbuildings, Mill & 18 acres
- Woodland, Pond and Meadows
- Sketched in 1816 by JMW Turner
- Referred to by Wordsworth In 1799
- Guide Price £850,000

### INTRODUCTION

Mill Gill House and adjoining Mill Complex comes onto the market for the first time in nearly 34 years. It is a stunning property of historic significance, beautifully set in a secluded location on the fringe of Askrigg village. It is rare for such properties to come onto the open market and viewing is essential. It is a real "hidden gem".

### SITUATION

Bainbridge 1½ miles. Hawes 6 miles. Leyburn 12 miles. (All distances are approximate).

Mill Gill House is attractively situated on the fringe of the renowned village of Askrigg. It stands superbly in a secluded location down Mill Lane.

Askrigg is beautifully situated in mid Wensleydale made famous by its connection to James Herriot. It is well placed in relation to the thriving market towns of Hawes and Leyburn and within reasonable commuting distance of the A1 interchange at Leeming Bar.

### AMENITIES

**Communications** – A1 Interchanges at Leeming Bar and Scotch Corner. East Coast railway stations at Northallerton and Darlington. Durham Tees Valley International Airport at Teesside.

**Shopping** – Village shops, Post Office and three public houses. Market towns of Hawes and Leyburn and larger centres at Harrogate, Leeds, York and Teesside.

**Schools** – *Primary schools:* Askrigg and Bainbridge. *Comprehensive Schools:* Wensleydale at Leyburn. *Private Schools:* Sedbergh, Barnard Castle, Aysgarth.

**Golf** – Catterick, Bedale, Akebar, Richmond,

**Racing** – Catterick, Ripon, Thirsk, Sedgefield, York and Newcastle

**Leisure Centres** – Richmond, Catterick Garrison, Scotch Corner. Richmond Station Cinema.

**Theatres** – Georgian Theatre (Richmond), Darlington Civic Theatre.

**Country Pursuits** - The area is well known for quality fishing and shooting. There is some spectacular scenery for walking, cycling and riding.

### DESCRIPTION

Mill Gill House, together with West Mill and land comprises a unique property. It is situated in a secluded location and has the benefit of its own valley.

It is rare for a property of such quality and character to come onto the open market so close to a well-served village.

The house is of traditional stone construction dating from 1721. It has the benefit of a number of good outbuildings close to the house which serves the three principal garden areas.

A yard leads to the Mill Complex, the oldest parts of which date from the 16<sup>th</sup> Century. It offers scope for a variety of uses, subject to obtaining the necessary planning consents. Likewise, it could easily be retained as an historic relic, containing as it does the mill wheel and machinery used when a saw mill. It is rare to find a property left in such good condition.

The whole property is complemented externally by delightful grass meadows and woodland area, in all extending to 18

acres approx..

### ACCOMMODATION

#### Ground Floor

##### Boot Room/Boiler Room

Former tack room. Oil boiler (Grant). Cupboard. Feature beams. Stone flagged floor.

##### Sitting Room

Used as guest room. Stone flagged floor. Marble fireplace with cast iron insert. Feature beams. TV point. Door to garden. Suitable for separate annexe/guest room. Cupboard.

##### Living Room

Good sized family room. Front door leads to garden with front porch. Feature beams. Windows with shutters. Feature marble fireplace with cast iron grate. Shelving in arched alcoves. TV point.

##### Dining Room

Pleasant room with 3 windows, all with shutters. Fireplace (grey stone) with cast iron grate. Feature beams. Arched

alcove.

### **Kitchen**

Range of reclaimed pine units. Electric Aga (available separately). Granite worktops. Cupboard. Feature beams. Door to side garden. Window seat. Tiled floor. Belfast sink.

### **Inner Hall**

Stone flagged floor. Stone turned staircase with stone shelving beneath. Door to rear garden, mill and outbuildings. Feature beams. Telephone point.

### **Larder**

Stone flagged floor. Stone shelving. Stone work surface. Cupboard. Original meat hooks.

### **First Floor**

#### **Bathroom**

White suite comprising WC wash hand basin with vanity cupboard, bidet and large shower bath. Dado rail. Feature beams. Stained original floorboards.

#### **Master Bedroom (West End)**

Fitted wardrobes. 2 windows, one overlooking the beck. Window shutter. Feature beams. Loft hatch. Large double room.

#### **Bedroom 3**

With airing cupboard. Double room. Feature beams.

#### **Bedroom 4**

Double room. Feature beams. Shutters.

#### **Bedroom 5**

Presently used as a storage and artist's study.

### **Bedroom 2**

Large double room. Feature beams. Window seat. Shutters. Door leading to:

### **Dayroom/Bedroom**

Large room currently used as a study and music room. Large range of bookshelves. Window shutters. Feature beams. Side door leads to stone steps. Window seats. Potential as a playroom, annexe or games room etc. Telephone point.

### **Shower Room**

Wash hand basin and W.C. Fully tiled. Shower cubicle. Side window.

## **OUTBUILDINGS**

### **Garden Store**

Attached W.C. and garden store with wash hand basin. Covered rear porch with steps leading to the Mill and outbuildings.

### **Coal Bunker/Log Store**

Attached to house.

### **Former Milking Parlour**

Close to the house and useful as a garden store. Adjacent to garden with power and water.

### **Former Privy**

Access from gardens and adjacent to beck.

### **Gardens**

The front lawned garden overlooks Mill Gill beck and rolling countryside beyond.

This leads to the former original cheese press of (Kit Calvert) and a path then leads to a side garden surrounded by trees and shrubs with the beck as a backdrop. A path leads to a stone foot bridge over the tail race which drops into the stream. It also leads to a delightful secluded seating area overlooking the beck.

### **Kitchen Gardens**

The formal small patio leads to the kitchen garden which is well protected by stone walls and box hedging. There is also a most useful greenhouse.

### **Side Garden**

Well screened with mature trees and hedges but mainly laid to lawn.

## **FURTHER OUTBUILDINGS**

### **Dovecote**

Stone two storey building with water and power. Attractive building with door access and windows. Good storage. The annexe contains the oil tank.

## **MILL COMPLEX**

### **Coach House**

Attached to The Mill with feature arch with twin timber doors. Good garden storage or potential for conversion due to high eaves, subject to planning. First floor storage. Two further rooms with storage.

### **Mill**

On three storeys. Partially used as a garage with pit. Stone and cobble floors. Very substantial building steeped in history. It is of architectural importance and has a wealth of historical tools and

implements. The wheel needs some renovation. There is three way electricity to this building.

### **High Eaved Field Barn**

Large barn with potential. Stone original hay loft with beams. No water (but old tap). No electricity. Potential for a variety of uses and possible development potential under Policy L2.

## **LAND**

The land is split into two main parts. Firstly, there is an outstanding traditional hay meadow rich in wild flowers with good access and the high eaved field barn, in all extending to 5 acres approx.

Beyond the mill complex lies the second area of land where a path leads to the amenity land, grass and woodland with a very substantial two storey timber and stone building, at present used for poultry.

The pastures is also rich in wild flowers and trees, beautifully screened by a large embankment. There is also a 1/3 acre mill pond. There are spectacular views across to Addlebrough.

The valley leads to a small wood culminating in Mill Gill Force.

### **Former Power House**

Previous owners had power turbines, which created electricity for the villages of Askrigg and Bainbridge. Further information on this unique historic feature is available upon request.

**GENERAL REMARKS AND STIPULATIONS**

**VIEWING**

Strictly By Appointment With Robin Jessop Ltd (01969) 622800.

**OFFERS**

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

**TENURE**

The property is Freehold and Vacant Possession will be given upon completion.

**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 other means at our discretion.

**BOUNDARIES**

The Vendors will only sell such interest as they have in the boundary walls, fences and hedges etc. Where the boundaries are marked with inward facing "T" marks then these will be the responsibility of the purchaser(s).

**SERVICES**

Mains Water, Electricity, Septic tank Drainage. Oil Fired Central Heating. Broadband. Satellite TV.

**FIXTURES & FITTINGS**

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

**EASEMENTS, RIGHTS OF WAY & WAYLEAVES**

The property is sold subject to and with the benefit of all rights of way, easements, wayleaves and restrictive Covenants whether mentioned in these particulars or not.

There is a public footpath through the meadow and pasture. This does not affect the house or outbuildings in any way.

**DIRECTIONS**

Askrigg lies in mid Wensleydale between the market towns of Leyburn and Hawes. Mill Gill House and the West Mill complex are delightfully located at the end of Mill Lane, to the western fringe of the village.

**IMPORTANT NOTICE**

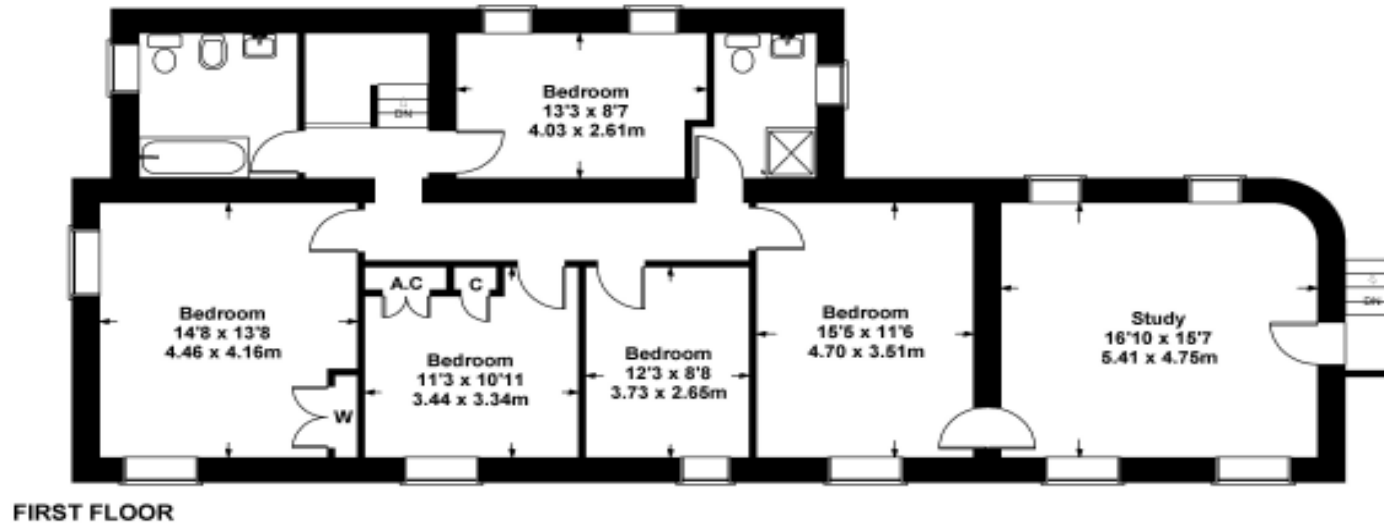
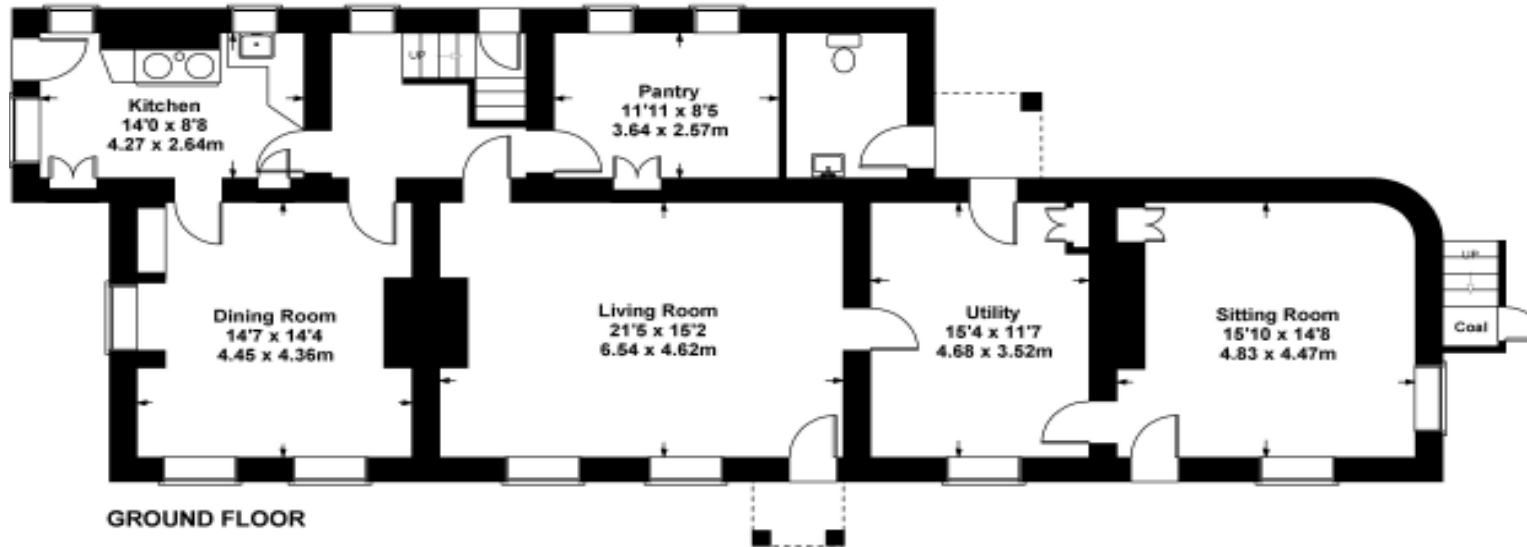
Please note that if you have downloaded these particulars from our website, you must contact our office to register your interest to make sure you are kept informed with regard to the progress of the sale.

**ENERGY PERFORMANCE CERTIFICATE**



## Mill Gill House, Askrigg

Approximate gross internal area 242 sq m - 2604 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.

Produced by Potterplans Ltd. 2016







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