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"Let's Rent In The Dales"
01969 622936

Rufus Barn, Garriston,



- Quality 'ECO Built' Barn Conversion
- 2 Bedrooms
- Bathroom
- Cloakroom
- Sitting Room With Multi Fuel Stove
- Bespoke Fitted Dining Kitchen
- Large Garden
- Ample Parking
- Central Heating
- Double Glazing
- Ground Source Central Heating
- Ample Parking
- Spectacular Views
- Rural Yet Accessible Location

Rent £675.00 pcm

Deposit £ 1012.50

Admin Fee £200.00



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Rufus Barn, Garriston

DESCRIPTION

This quality 'ECO Built' barn conversion sits in a rural yet accessible location in the hamlet of Garriston. Garriston is a tiny hamlet of 6 houses, in a lovely rural setting with spectacular views. It is about 4 miles from Leyburn, well placed for commuting to Catterick and the A1.

The property has been ecologically converted to the highest specification with underfloor heating fuelled by a ground source heat pump, and a waste water bio disc system. The water supply to the property is on a private supply with the rest of the hamlet. The property has been insulated to high standards, therefore reducing running costs considerably.

The property has been furnished with quality fittings including a bespoke kitchen, oak and sandstone flooring, oak doors with iron door furnishings, and multifuel stove, yet retains all the character with pitched ceilings, exposed stone and brick walls.

Externally the property is set in its own grounds comprising large garden and ample parking.

GROUND FLOOR BARN CONVERSION

ENTRANCE HALL Jervaulx sandstone flooring. Velux Light. Coat rail. Front door.

CLOAKROOM Jervaulx sandstone flooring. Suite in white comprising W C and wash hand basin. Extractor fan. Glass block windows to kitchen. 2 'slit' windows.

DINING KITCHEN

11' 4" x 12' 7" (3.45m x 3.84m) Luxury bespoke fitted kitchen. Jervaulx sandstone flooring. Pitched ceiling with exposed feature beams. Feature stone wall with lichen. Feature window at high level overlooking lounge. Bespoke quality fitted oak kitchen including belfast sink with mixer taps, electric cooker with infrared hob and extractor fan in hood. Fridge/freezer. Worksurface in polished limestone from Shawl quarry. Hand painted splash back tiles. Window to side and patio door to front facing south with spectacular views.

SITTING ROOM 12' 9" x 11' 5" (3.89m x 3.48m) Character sitting room. Oak flooring. Pitched ceiling with exposed ceiling beams. Feature brick wall, and feature stone wall with high level window to kitchen. Multi fuel stove set on Jervaulx sandstone hearth. Stone niche. Wall lights. T V point. Windows to front and rear. French door to south overlooking garden with spectacular views.

INTERNAL HALL Jervaulx sandstone flooring. Alcove containing washing machine. Space for condensing dryer. Wall light.

BATHROOM 5' 6" x 10' 0" (1.68m x 3.05m) Luxury fitted bathroom. Jervaulx sandstone flooring. Suite in white comprising W C, wash hand basin and bath with shower over. Hand painted wall tiles. Heated towel rail. Shaver point. Extractor fan. Wall lights. Velux skylight and window to side.

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- BEDROOM 1** 8' 6" x 11' 11" (2.59m x 3.63m) Light and airy double bedroom. Oak flooring. Pitched ceiling with exposed feature beams. 2 feature alcoves. Built in cupboard with hanging rail. Wall lights. T V point. Windows/door on 3 aspects.
- BEDROOM 2** 8' 10" x 6' 10" (2.69m x 2.08m) Oak flooring. Wall lights. South facing window to front overlooking garden. Loft access to:
LOFT 6' 10" x 8' 5" (2.08m x 2.57m) Boarded out loft with pitched ceiling. 4 feet 7 inches at highest point. Electric light and natural light from lounge.
- OUTSIDE** Gravel path around the property
- NORTH SIDE** Gravel driveway. Natural pond. Gravel parking area.
- WEST SIDE** Parking area for several cars. Garden area.
- SOUTH SIDE** Large south facing garden with spectacular views.
- AGENT NOTES**
- 1 Room underfloor heating and water heating is fuelled by a Ground Source Heat Pump, this required no intervention from the tenant.
 2. No water bills to pay - Incoming water on private supply with rest of Hamlet. Waste water to a Bio Disc.

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GENERAL

Photographs	Items in these photographs may not be included in the tenancy.
Viewing	By appointment. We aim to accompany viewings 7 days a week.
Local Authority	Richmondshire District Council (01748 829100)
Council Tax Band	Band should be confirmed by the Tenant prior to renting the property.

AGENT NOTES

J. R. HOPPER & Co. has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, tenants should seek professional advice.

APPLICATION PROCEDURE

Please contact J.R. Hopper & Co. if you would like to apply for tenancy. We will require full details of all prospective occupants. Including; full names, employment details and current/prior addresses for the last three years. The landlord of the property normally has the final decision for allowing a tenant into their home. Once accepted, subject to references, you will be given an application pack. The pack will include a referencing form which must be completed and returned to J.R. Hopper & Co. along with the administration fee.

In most cases the referencing procedure involves an online credit check and it can involve the personal contact of employers and past landlords. For referencing purposes, the gross household income should be at least 2.5 times the rent. (e.g. for a £600pcm property, the minimum acceptable gross household income should be £18,000). If, for any reason, you suspect that you will not pass the referencing process, let us know as soon as possible. In many cases, alternative arrangements can be made such as a guarantor or advanced rent.

Please be aware, that some Landlords may not accept **pets, smokers, children or DSS**. Often this is due to their insurance; please check if you would be suitable before making a viewing.

DEPOSIT PROTECTION

J.R. Hopper & Co. is a member of the Deposit Protection Service. This is a government approved scheme in which all bonds are held by the DPS until the end of the tenancy. They will be released by mutual consent between landlord and tenant or will be distributed by an arbitrator, should there be any unresolved issues. There will be no interest payable on any bonds.

RENT OR BUY

Renting may be a starting point to buying your own home, or you may be renting between purchases. Your monthly rent may be equivalent to the cost of a substantial mortgage. Why not find out more by speaking to our own Independent Mortgage Advisor? There is no obligation or cost and we can help even if you are buying from other agents. To make an appointment, please call – 01969 622936

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available on request

J. R. HOPPER & Co.

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ENERGY PERFORMANCE CERTIFICATE

Property: Rufus Barn, Garriston, Leyburn, North Yorkshire, DL8 5JT

Energy Efficiency Rating Current 72 Environmental Impact Rating Current 76

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