



# Well View House

Aysgarth, Leyburn



Robin Jessop







# Well View House

Aysgarth, Leyburn, North Yorkshire, DL8 3AB

A Stunning Georgian House with Detached Annexe & 1.5 Acres Approx.

- A Three Bedroom Family Residence
- Superbly Appointed

- 1 Bedroom Holiday Let "The Stables"
- A Hidden Gem

- Stunning Views
- Guide Price £675,000

## SITUATION

Leyburn 7 miles. Hawes 9 miles. Bedale 18 miles. Darlington 33 miles. (All distances are approximate).

Well View House is superbly situated in the centre of Aysgarth, which is an extremely popular dales village with a wealth of local amenities. The property is beautifully positioned in the heart of the village and close to the village green.

## AMENITIES

**Communications** – A1 Interchanges Leeming Bar & Scotch Corner 30 mins. Railway Station at Northallerton 45 mins. Airport - Leeds/Bradford (75 mins).

**Shopping** – Local village stores and garage. Local market towns Hawes and Leyburn. Larger centres at Darlington, Teesside, Harrogate and Leeds.

The area is well served by good State and Independent schools, **Primary schools:** West Burton and Bainbridge.

**Comprehensive Schools:** Leyburn and Richmond. Ripon Grammar School. **Private Schools:** Aysgarth (Newton le Willows), Sedbergh and Barnard Castle.

**Golf** – Catterick Garrison, Richmond, Akebar and Bedale.

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

**Leisure Centres** – Catterick Garrison and

Richmond.

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

**Country Pursuits** – The property is well placed in the heart of the Yorkshire Dales in picturesque Wensleydale, renowned for its beautiful scenery with walking, cycling and hacking out along quiet country lanes.

## DESCRIPTION

Well View House comprises an imposing Georgian residence with 1,800 Square Feet of accommodation approx. The property was acquired by the vendors in 2011 and has been completely refurbished to exacting standards. The accommodation is incredibly flexible. A wealth of period features have been retained and exposed throughout.

The property also comprises "The Stables" which is a substantial one bedroom converted barn that can be used for holiday lets or ancillary accommodation.

Outside the property is complemented by a large workshop (see floor plan), summerhouse, tractor shed and greenhouse. The whole property extends to 1.5 acres of land approx.





## ACCOMMODATION

### Well View House

The house is accessed through a traditional entrance porch which leads into a beautiful living room. There is a formal dining room with superb multifuel burning stove, together with a separate breakfast room.

At the heart of the home there is a delightful galley kitchen has been handcrafted using bespoke units with first class integral appliances. The garden room with study looking over the gardens at the rear is a stunning addition to the property.

There is also a most useful “pantry”, which features the traditional stone slab shelves.

On the first floor there are three double bedrooms, a family bathroom and light airy galleried landing. There is a superb master bedroom with dressing area and ensuite.

Rarely does a property of this quality come onto the open market. An internal inspection of this property is recommended to appreciate the quality and craftsmanship of this outstanding family house.

### The Stable

The Stable (see floor plan) is a first class annexe. This provides an excellent holiday let or extra accommodation. The Stable has stone steps up to the main door which will bring you directly into the kitchen/living room. There is a superb double bedroom with ensuite shower room on the ground floor.

### OUTSIDE

The gardens and grounds form a particularly attractive feature and are divided into various areas. Principally, there is a delightfully secluded formal garden which is completely enclosed by period stone walls. This provides a real sun trap and areas for private “al fresco” dining during the summer months. There is also a

feature fish pond with decking and summerhouse.

There are many useful and appealing features including a summer house, tractor shed, vegetable plot which features raised vegetable beds with handmade sleepers, greenhouse, fruit cage and implement store.

The whole property is complemented by a grass paddock with amenity value to the south and west, and in all extends to 1.5 acres approx.

## GENERAL REMARKS & STIPULATIONS

### VIEWING

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.

### METHOD OF SALE

The property is being offered for sale, initially by Private Treaty, however we reserve the right to conclude the sale in any way.

### TENURE

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

### COUNCIL TAX

House - Band E.

### SERVICES

Mains electricity. Mains Water. Oil Fired Central Heating.

### FIXTURES AND 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) as 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, WAYLEAVES & RESTRICTIONS**

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 other restrictive covenants, existing and proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipes whether mentioned in these particulars or not.

## **ENERGY PERFORMANCE CERTIFICATE RATINGS:**

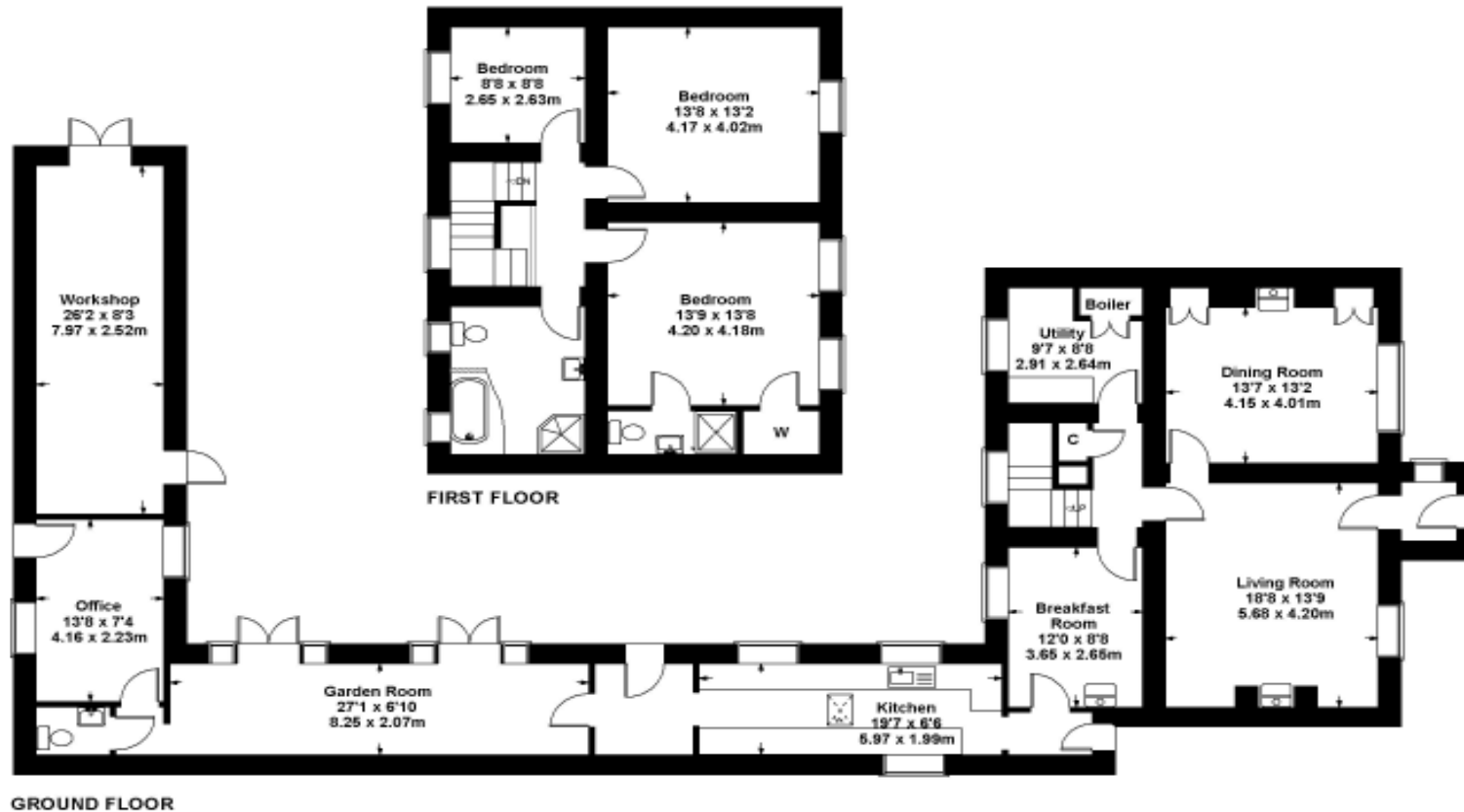
The House – 49/120 54/99  
Stable Annexe – 64/89 60/83

Please note there is no onward chain on this property.



## Well View House

Approximate gross internal area  
 House 167 sq m - 1797 sq ft  
 Stable 45 sq m - 484 sq ft  
 Workshop 20 sq m - 215 sq ft  
 Total 232 sq m - 2496 sq ft



## The Stable



GROUND FLOOR



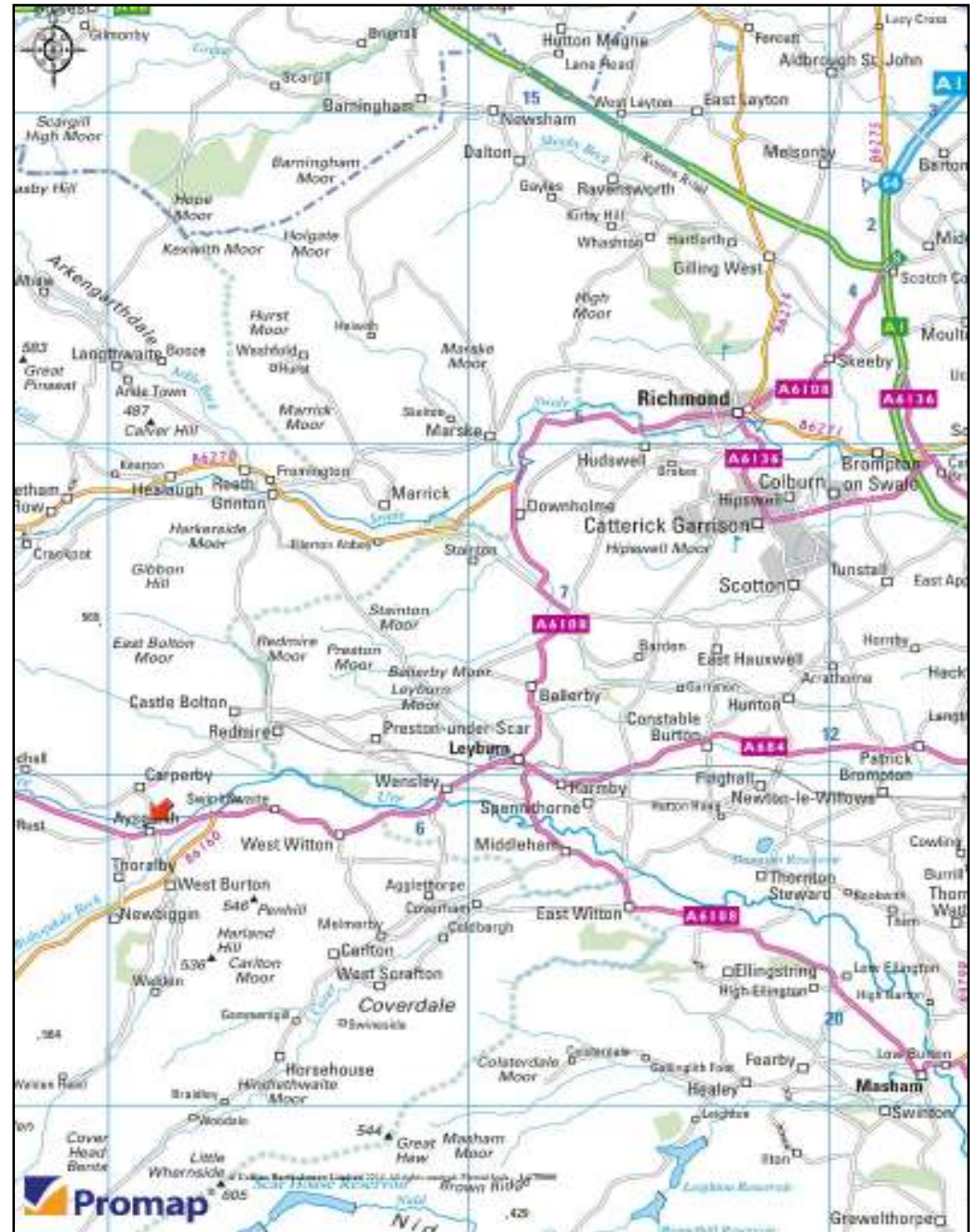
FIRST FLOOR

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. 2017









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