



East Howgill

Bishopdale, Leyburn, North Yorkshire DL8 3TG



Robin Jessop

A BEAUTIFULLY SECLUDED FARMHOUSE WITH BARN IN QUIET RURAL LOCATION

- Traditional Stone Farmhouse
- Attached Two Storey Barn
- Further Outbuildings & Gardens
- Private Inland Location
- As featured in "All Creatures Great and Small"
- Guide Price: £425,000

Introduction

The property comes onto the market for the first time in 30 years. It is a truly unique property steeped in history and was featured in the last series of "All Creatures Great & Small". It is rare for such properties to come onto the open market.

Situation

The property is very pleasantly situated towards the west end of Bishopdale in a secluded and private inland location. It stands extremely well nestled beneath the adjacent hillside with far reaching views along the valley with Castle Bolton in the distance. Despite being situated in the Yorkshire Dales National Park, it is nevertheless within commuting distance of a number of local market towns including Leyburn, Skipton and Hawes.

Description

East Howgill comprises a traditional stone built house which is Grade II Listed. It has retained many original features and has been partly modernised over the years but still offers scope for an individual to place their own stamp on it. The attached two storey barn and cow byre offers immediate potential for ancillary accommodation (subject to obtaining the necessary planning consent). A further two storey extension has been partly created into a first floor library/studio with storage beneath. The original features of the farmhouse and former byre have all been preserved including a stone flagged floor, exposed beams and stone lintels, traditional farmhouse Aga, stone shelved pantry and a range of feature fireplaces.

On the ground floor you enter into an entrance lobby which then leads into the dining kitchen with feature beams. A traditional oil fired Aga sits in a stone surround with a range of hand crafted timber units. There is a small pantry off the kitchen with stone shelving. This leads into the snug/dining room to the rear of the property with stone surround fireplace, cast iron stove and rear access. The main living room is also situated just off the front lobby and has traditional stone flagged floor together with stone fireplace surround with a large cast iron stove. All of the ground floor rooms benefit from exposed beams and ceilings. This gives a real feel of character to the whole property.

On the first floor, there are three large double bedrooms together with good sized family bathroom. Furthermore, there is a large room above the ground floor stores which is presently used as a library/studio. This offers potential as a further bedroom or separate annexe. This is accessed via external stone steps or via bedroom 2.



To the outside of the property, a two storey barn provides significant scope for conversion subject to obtaining the necessary consent. The property is further complemented by good outside storage including garden store, boiler house and log store. The property sits beautifully on an elevated plot overlooking the valley of Bishopdale and has partly terraced gardens with patio areas together with mature trees and shrubs.

Viewing

Strictly by appointment with Robin Jessop Ltd (01969) 622800

Directions

Take the A684 from Leyburn due west and follow the signs for Kettlewell just before the village of Aysgarth. Proceed along the B6160 along Bishopdale up the bank. Just towards the top of Kidstones Bank, the property is signed adjacent to Dale Head. Follow the track and signs that lead to the property. East Howgill is situated well inland down this shared private drive which is a No Through Road.

Services

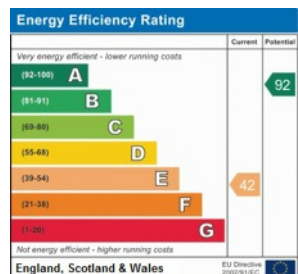
The property benefits from mains electricity, borehole water and septic tank drainage. The property has oil fired central heating.

Listing

The property is Grade II listed.

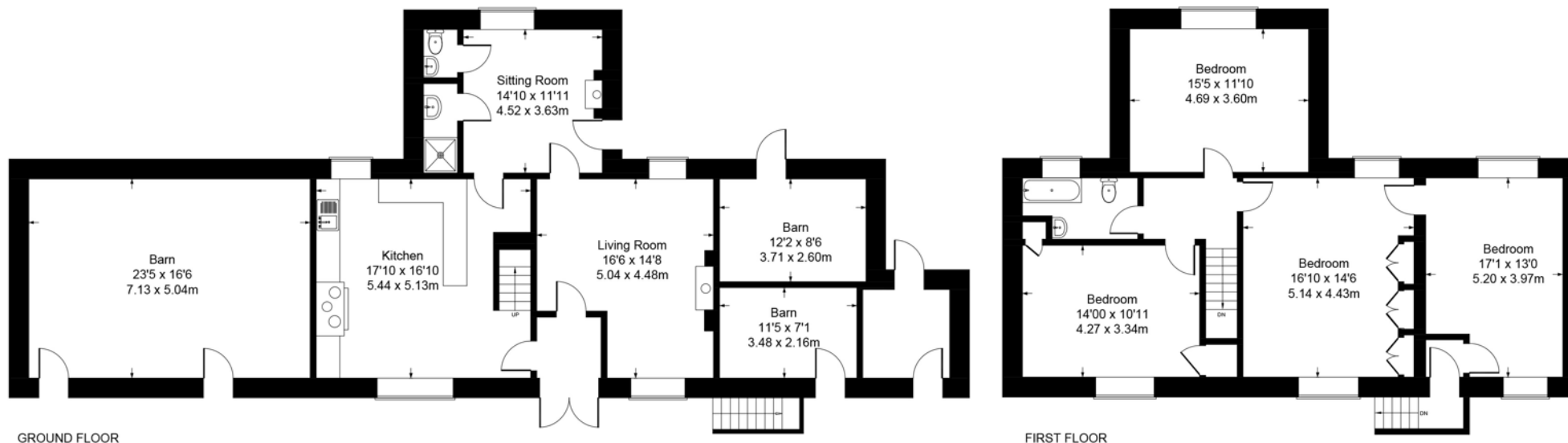
Guide Price

£425,000



East Howgill, Bishopdale

Approximate gross internal area 215 sq m - 2314 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.

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