SISSY BANK BARN
REDMIRE, LEYBURN, NORTH YORKSHIRE, DL8 4NL

A BARN CONVERSION OCCUPYING A STUNNING SOUTH/SOUTH WEST FACING POSITION, SET IN TWO ACRES, AND ENJOYING SPECTACULAR AND FAR REACHING VIEWS OF WENSLEYDALE, ALL LOCATED WITHIN A SHORT DRIVE FROM THE CENTRE OF LEYBURN.

Accommodation
Entrance Hall • Dining Kitchen • Living Room • Three Bedrooms
House Bathroom/WC, House Shower/WC

Externally
House Garden • Allotment Garden & Garth • Gravelled Parking Area
Barn • Paddock with Field Shelter

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Sissy Bank Barn

Sissy Bank Barn occupies a great position, set in two acres, and enjoying spectacular and far reaching views of Wensleydale, all located within a short drive from the centre of Leyburn. The property is a barn conversion with plenty of characterful features including beamed ceilings, exposed lintels and exposed stone walls. Of particular note is a superb first floor living room with vaulted and beamed ceiling enjoying the superb views, and a dining kitchen which opens straight to a covered terrace and the gardens beyond. The property is a lovely parcel in its entirety with the barn, kitchen garden, garth and paddock all easily accessible from one another.

Accommodation

The property is approached via a five-bar gate into a gravelled parking area with plenty of space for multiple vehicles. From here there is a cottage gate leading onto the main house garden and terrace. The entrance porch has a useful cupboard and door into the hall with its spindle staircase to the first floor living room. The flooring here is stone, and from here there is access to two ground floor bedrooms, the house bathroom/WC, and the dining kitchen. The stone flooring continues into the dining kitchen, which is a very pleasant dual aspect room with French doors opening to the south facing covered terrace and gardens. The kitchen is fitted in a range of wall and floor cupboards with oak frontage, a Belfast sink and a Range style cooker. There are two double bedrooms to the ground floor, one of which opens directly to the terrace and garden and could be used as an additional reception room if desired. The house bathroom/WC is on the ground floor and comprises a white suite with a freestanding bath set on a wooden plinth, step-in shower, vanity unit with inset sink unit and low level WC.

The main living room on the first floor is a substantial room with exposed stone walls, a vaulted and beamed ceiling, and multi-fuel stove. This room enjoys the views to the south. From here there is access into a shower room/WC and the master bedroom. The master bedroom has exposed ceiling
beams and cupboards fitted to the eaves. The shower/WC is fitted with a step-in shower, counter top bowl sink unit and low level WC.

**Externally**
The property is accessed via a 5-bar gate into the gravelled parking area. Each part of the garden is accessible from the other. The house terrace and garden have been meticulously maintained and benefit from a covered terrace directly outside the kitchen with a gate leading to the lower garden with lawns, well stocked flower & shrub borders and an ornamental pond.

From here a gate leads to a small garth with another pond, fruit trees, a kitchen garden, two greenhouses, chicken run and the barn. This could easily be converted into a bedroom, office or home gym. This is in two parts measuring 4.47m x 5.47m and 4.48m x 3.56. This is adjacent to the parking area.

The paddock is accessed from the garth and measures around 1.5 acres in its own right. It has a field shelter and water supply.
**Services**

We are advised that the central heating is LPG with underfloor heating to the ground floor and radiators to the first floor. The water supply is a private borehole. Drainage is to a private treatment plant.

**Tenure**

The property is believed to be freehold with vacant possession upon completion.

**Wayleaves, Easements and Rights of Way**

Sissy Bank Barn is sold subject to and with the benefit of all existing rights of way, whether public or private, light, drainage, water and electricity supplies and all other rights, obligations, easements, quasi-easements and all wayleaves or covenants whether disclosed or not.

**Local Authority and Tax Band**

Richmondshire District Council. 01748 829000. The property is banded E.

**Viewings**

Strictly by appointment with the selling agents GSC Grays. Tel 01969 600120.