



RIVER VIEW COTTAGE WORTON  
Bainbridge, Leyburn



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# RIVER VIEW COTTAGE WORTON

Leyburn, North Yorkshire, DL8 3ET

A characterful, detached home with stunning, far reaching views across the Dales. River View Cottage is situated within the attractive village of Worton, occupying a superb plot with an attractive rockery garden and garth, as well as parking.

## ACCOMMODATION

The property offers ample living accommodation, with two reception rooms, including a sitting room with multi-fuel stove, as well as a superb open plan, living dining kitchen, which has a country style kitchen and a seating area with full length windows to enjoy the views. To the first floor there are three double bedrooms and a house bathroom, as well as a useful ground floor shower room. The property has an abundance of character including, stone hearth with log burner, exposed stone wall and beams, to name a few. The gardens house an abundance of plants, shrubs and flowers, with the garth flourishing with mature trees and wildlife.



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## Accommodation

The front door leads into an entrance porch, with a window to the side and partially glazed door leading into the sitting room.

## Sitting Room

A characterful room with a window to the front and looking into the living dining kitchen, double doors leading into the kitchen, exposed beams, multi fuel stove with stone hearth and wooden lintel. Feature window looking into the second reception room, stairs to first floor and a door leading to the second reception room.

## Second Reception Room

A multi-functional room currently used as an office, however, could be utilised as a dining room, ground floor bedroom or second sitting room. Double doors leading out to the rear gardens, sash window to the front, feature fireplace with stone hearth (gas fire currently not connected).





### Dining Kitchen

Stone paved steps lead down into the living dining kitchen with a good range of wall and base units with white frontage and solid wood work surfaces, integrated appliances including two freezers, dishwasher, gas Smeg four ring hob, extractor hood above, double Rangemaster ceramic sink with mixer tap, double Bosch oven. Space for a dining table and seating area, an exposed stone wall, full length windows to the rear and side showcasing the superb views and the gardens and a door leading out to the rear garden. Two sash windows with superb countryside views, steps leading to the utility room and stone paved flooring.

### Utility Room

With plumbing for a washing machine and tumble dryer, useful shelving, window to the side, terracotta tiled flooring and exposed beams. The utility houses the hot water cylinder.

### Ground Floor Shower Room

With a step-in shower, pedestal wash hand basin, low level WC, useful built-in storage, sash window with shutters, exposed beams.

### First Floor

Stairs lead up to the first floor landing with two steps leading to bedroom three. Two windows to the rear and a useful storage cupboard.



### Bedroom One

A spacious double bedroom with a dual aspect showcasing the stunning countryside views to the rear and a window overlooking the front gardens and a good range of built-in wardrobes.

### Bedroom Two

A double bedroom with a sash window to the front and a beam.

### Bedroom Three

A double bedroom with a sash window to the front and loft access.

### Bathroom

With a white suite comprising a panelled bath with shower above, vanity wash hand basin, low level WC, chrome heated towel rail, extractor fan. Frosted glazed window to the front and loft access with drop down ladder.

### Externally

The property is approached by stone paved steps leading to the front door, there are stone walled boundaries and a stone paved seating area within the front gardens and there is also an electric car charging point. To the side of the property there is a gravelled parking area, providing off-road parking and iron gates lead through to the rear gardens. The rear garden has stone paved seating and a lawned area with the majority of the gardens made up from well stocked and substantial flower beds and borders, housing a variety of mature shrubbery, plants and flowers. There is a slight incline which is a rockery style garden, a gravelled pathway leads along the perimeter with apple trees and dry stone walled boundaries. There are two timber sheds and the oil tank is housed within the garden, discreetly screened by a small hedge. The rear garden offers far reaching and spectacular views across the dales, as well as views over the garth. A timber gate from the gardens leads down to the garth which is privately owned by River View Cottage. The garth houses a variety of mature trees, including apple and damson, a small pond and natural spring fed stream. Please note the garth is registered as agricultural land not gardens.

### Tenure

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

### Local Authority and Council Tax Band

Richmondshire. Tel 01748 829100.

The property is banded E.

### Services and Other Information

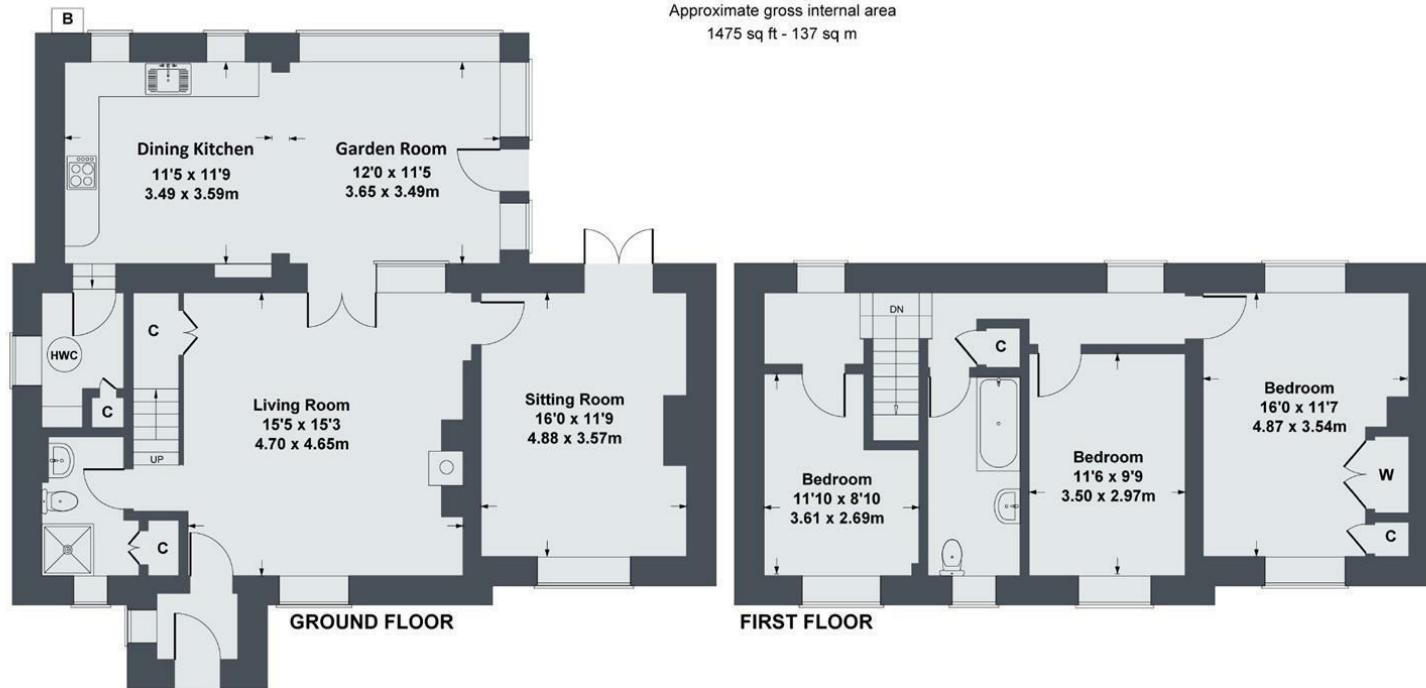
The property is served by oil fired central heating, mains electric, water and drainage connected.

### Particulars & Photographs

The particulars were written and the photographs taken in July 2022.

## River View, Worton

Approximate gross internal area  
1475 sq ft - 137 sq m



### 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. 2018

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>56</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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