



THE OLD GRANARY HARMBY
Leyburn



GSC GRAYS
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THE OLD GRANARY HARMBY

Leyburn, North Yorkshire, DL8 5PD

An attractive, stone built four bedroom barn conversion with stunning and far reaching views across the dales including, towards Middleham Castle and Penhill.

ACCOMMODATION

This deceptively spacious property offers generous living accommodation, including; two large reception rooms to the ground floor and a well equipped kitchen, as well as four double bedrooms, two with en-suites and a house bathroom. This characterful property is neutrally decorated throughout and offers generously sized gardens with well stocked flower beds, substantial lawns and a patio to enjoy the surroundings.



15 High Street, Leyburn, North Yorkshire, DL8 5AQ

01969 600120

leyburn@gscgrays.co.uk

GSCGRAYS.CO.UK



Accommodation

A partially glazed front door leads into the entrance hallway with exposed beams and tiled flooring, doors to the kitchen, sitting room, ground floor WC and stairs to the first floor.

Sitting Room

A spacious room with a bay window overlooking the main gardens and superb views across to Middleham, exposed beams, a multi-fuel stove on a stone hearth with oak lintel above, fitted shelving, door leading into the dining room and an understairs storage cupboard.

Dining Room

A dual aspect with windows to the side and patio doors leading out to the rear gardens, wooden flooring, exposed timber beams and a door leading into the kitchen.

Kitchen

With a good range of wall and base units with cream frontage and granite work surfaces, stainless steel one and a half sink with mixer tap and drainer, integrated appliances including a dishwasher and a Range cooker with a Rangemaster stainless steel extractor hood, tiled splashbacks, doors leading into the utility and the dining room, window overlooking the side garden. Exposed beams.

Ground Floor WC

A white suite with a Heritage wash hand basin, low level WC, tiled flooring, frosted glazed window to the front.





Utility Room

With an additional range of wall and base units with a wooden frontage and granite effect work surfaces, Belfast sink, plumbing for a washing machine, space for an American style fridge freezer, tiled flooring, door leading into the boot room/second utility. With some additional base units matching the utility, tiled flooring, space for a freezer, two windows over looking the side gardens and a partially glazed door leading out to the garden. This room houses the oil boiler.

Porch

With some additional base units matching the utility, tiled flooring, space for a freezer, two windows over looking the side gardens and a partially glazed door leading out to the garden. This room houses the oil boiler.

First Floor Landing

With doors leading to the four bedrooms and house bathroom, windows to the rear with superb views and a feature circular window. Exposed beams and loft hatch.

Bedroom One

A dual aspect with superb open views towards Middleham and the Yorkshire Dales as well as over the main garden. This is a spacious double bedroom with a good range of fitted wardrobes and storage and a wardrobe discreetly leads into the en-suite bathroom.



En-suite Bathroom

With a free standing bath with shower attachments, pedestal wash hand basin, low level WC, heated towel rail, extractor fan, exposed beams.

Bedroom Two

A double bedroom with a good range of fitted wardrobes and storage, door leading to the en-suite shower room, window showcasing the superb open views and exposed beams.

En-suite Shower Room

A white suite comprising a step-in double shower, wash stand mounted basin, low level WC, heated towel rail, exposed beam, frosted glazed window to the front.

Bedroom Three

A good sized double with a range of fitted wardrobes, window overlooking the side garden and views towards Penhill. Exposed beams.

Bedroom Four

A double bedroom with a window overlooking the side gardens and views towards Penhill. An alcove which could be utilised as a wardrobe, fitted storage, exposed beam.

House Bathroom

With a panelled bath, pedestal wash hand basin, low level WC, frosted glazed window to the side, heated towel rail, airing cupboard, exposed beam.

Externally

The property is approached by a shared driveway leading up to private parking for several vehicles with stone walled boundaries, a raised patio seating area and rain porch approaching the front door. The main gardens are situated to the rear and side of the property showcasing panoramic views across the Dale towards Penhill and Middleham Castle. The gardens are mainly laid to lawn with a variety of well stocked and substantial flower beds and borders separated in three parts with stone walled, fenced and hedged boundaries, a variety of mature trees and planting. The rear garden also has a summer house, stone paved patio seating areas, as well as fruit trees. There is an additional separated garden which could be utilised as an additional lawn, children's play area or to create a screened vegetable patch, if desired. This area also houses a timber shed.

Tenure

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

Services and Other Information

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

Local Authority and Council Tax Band

Richmondshire. Tel 01748 829100.

The property is banded F.

Particulars & Photographs

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

The Old Granary, Harmby



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, floors, windows, fittings and appliances, their sizes and

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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