



THE METHODIST CHAPEL

Harmby, Leyburn, North Yorkshire DL8 5PD



GSC GRAYS

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A superb opportunity to purchase an historic chapel within the popular village of Harmby, only a short distance from the market town of Leyburn.

The property has obtained full planning permission to be converted into a residential dwelling, with plans drawn to create a contemporary two bedroom home, with an open plan living dining kitchen, with a vaulted ceiling, as well as a ground floor bedroom and bathroom. There is also drawings for a mezzanine level which could form part of the living space or potentially provide a second bedroom. There is also a courtyard to the front, which could create a low maintenance garden and seating area.



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Situation and Amenities

Harmby is located just off the A684 close to the neighbouring village of Spennithorne. It has a thriving community village hall, football pitch, tennis court, quoits pitch, public house and chapel. Spennithorne has a primary school, public house, church and cricket pitch. The market town of Leyburn boasts a weekly local market, monthly farmers market and twice weekly livestock auction mart. There are several hotels, restaurants, public houses and many small speciality shops. Buses from Harmby and Leyburn connect to Richmond, Hawes, Bedale and Ripon.

Harmby is less than 2 miles from Leyburn with mainline train stations at Northallerton (18 miles) and Darlington (24 miles). Access to the A1M (north and south) is at Leeming Bar (12 miles). There are airports at Leeds, Teesside and Newcastle. Please note that all distances are approximate.

Accommodation Comprises:

The front door leads into a porch, with a window to the side and a traditional door leading into the open plan chapel room. There are five substantial windows and has been cleared, ready to convert. There is a traditional door which steps down to a lower room with an open fireplace, windows to the side, as well as the previous kitchen and WC. There is also a door to the side leading to the front courtyard.

Externally

The property is approached through a wrought iron gate with wrought iron railings and an area which has the potential to be stone paved and utilised as a low maintenance garden.

Services and Other Information

Mains electric, water and drainage connected.

Planning Permission

Planning Permission Reference: 22/00430/FULL- valid until 29th August 2025.

CGI design and drawings courtesy of De Matos Ryan, www.dematosryan.co.uk

The permission is granted subject to two conditions- full planning permission information and relating documents can be obtained from the Agent or Richmondshire District Council planning portal.

Tenure

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

Particulars & Photographs

The particulars were written and the photographs taken in January 2023.

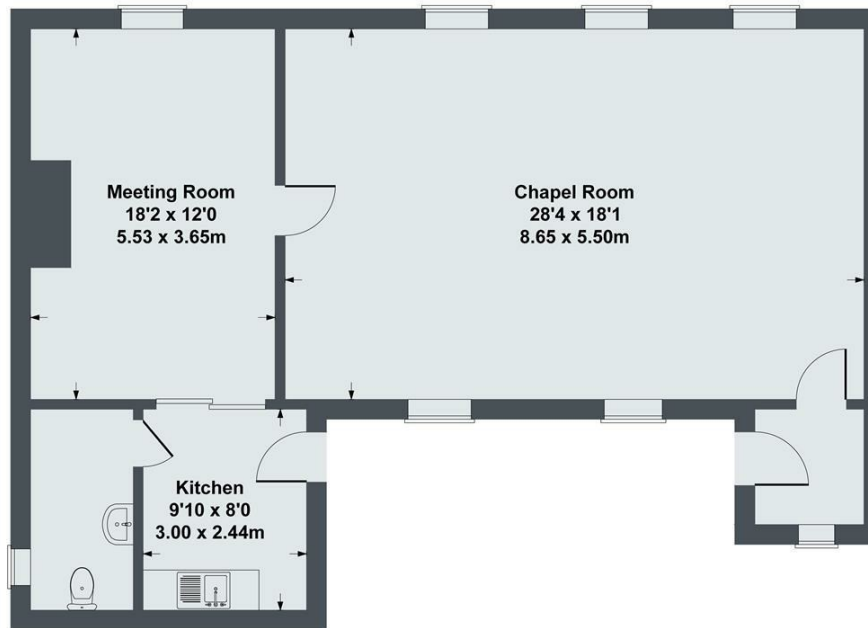
Local Authority

Richmondshire. Tel 01748 829100.



The Methodist Chapel, Harmby

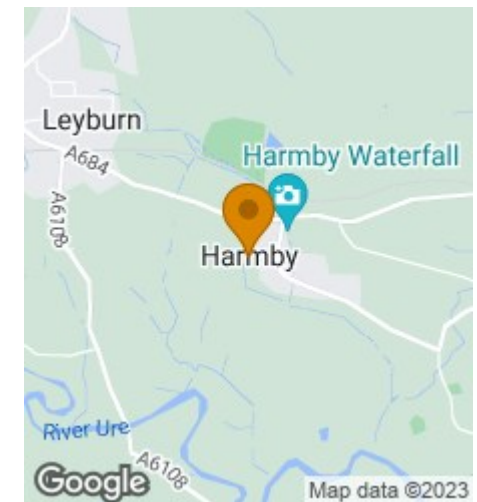
Approximate Gross Internal Area
930 sq ft - 86 sq m



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. 2023



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