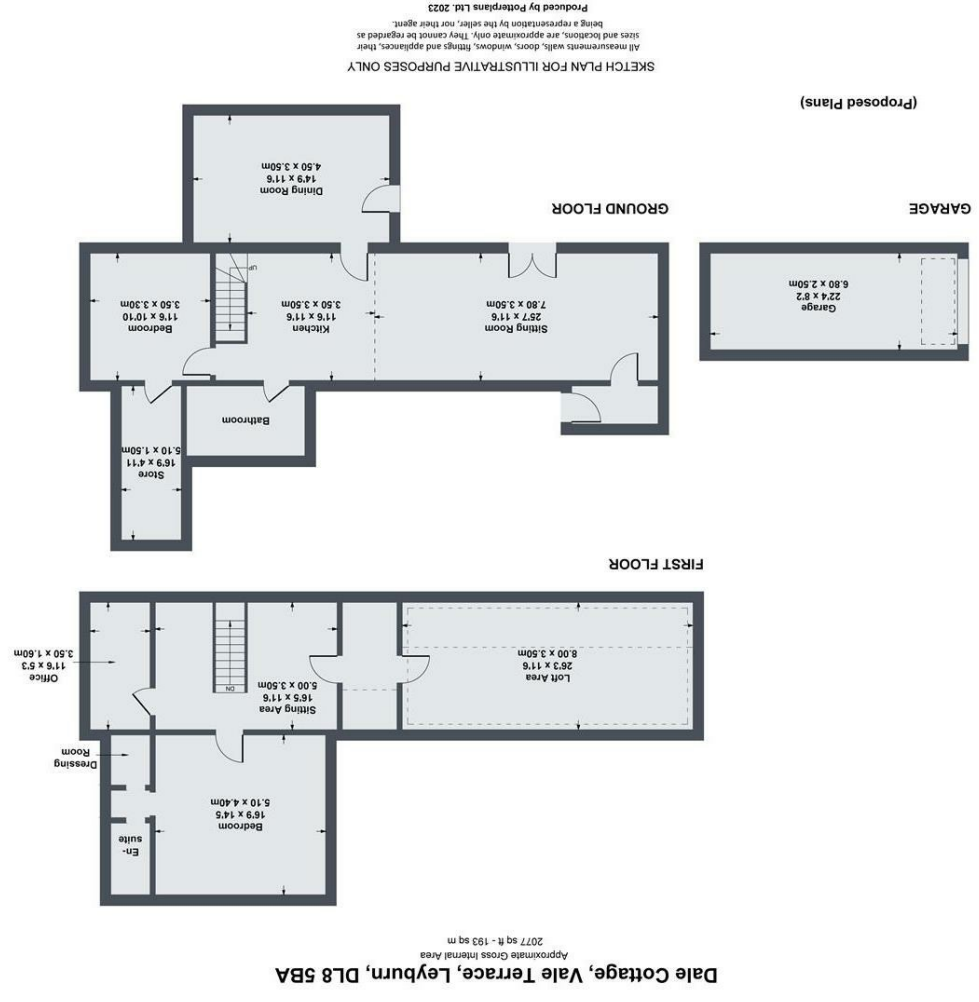


1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Disclaimer Notice



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	71
Potential	92

Energy Efficiency Rating



DALE COTTAGE VALE TERRACE

Leyburn, North Yorkshire DL8 5BA



DALE COTTAGE VALE TERRACE

Leyburn, North Yorkshire DL8 5BA

Dale Cottage is a stone built characterful property, tucked away in the centre of the popular market town of Leyburn.

The property requires full modernisation and renovation and offers a unique opportunity to create a superb two bedroom home, with full planning permission granted for extensions and internal renovations. The plans will create a spacious living accommodation to enjoy the stunning far reaching countryside views, with a ground floor bedroom and bathroom, as well as a large principal suite and office to the first floor.

Externally, the tiered gardens have undergone extensive landscaping works, complete with well stocked flower beds, borders, vegetable patch and a gravelled parking area. There is also the added benefit of an attached garage and workshop.



GSC GRAYS

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Situation and Amenities

Sitting on the edge of the Yorkshire Dales National Park lies the popular market town of Leyburn. There are a wide variety of both independent and national shops, as well as a Co-operative supermarket, various pubs and eateries. There is an active community with several sports clubs and activities, as well as primary and secondary schools within the town and Tennants Sale House. There is a good access to the A1 (M) approximately 25 minutes' drive and a mainline railway station at Northallerton.

Accommodation Comprises:

Ground Floor

Internally the property has been fully cleared, with a front door into a room with potential to create a kitchen, with an extension to the front, leading into a dining room. There would be a door into the second double bedroom, substantial living room and ground floor shower room. The shower room is currently fitted with a walk-in shower, vanity wash hand basin and low level WC. There is a rear porch which leads out to a small courtyard area.

First Floor

The first floor is currently cleared and has a WC. The plans granted would create a spacious principal suite with a private ensuite bathroom, separate home office and crafts room/ dressing area.

Externally

The property is approached from Vale Terrace, a lane off the market square in Leyburn, which leads to the garage and shared with a number of properties. The gardens are a substantial size with tiered levels, landscaped lawns, well stocked flower beds and rockery areas, as well as a vegetable patch to the lower tier. There is also an ornamental pond and the potential to create a raised patio garden adjacent to the property. The gardens have newly refurbished stone wall boundaries. The gardens also enjoy stunning far reaching countryside views

Garage and External Stores

There is a single garage with up an over door and three stone stores on Vale Terrace. The property is accessed from Vale Terrace under a narrow stone archway.

Local Authority and Planning Permission

Richmondshire District Council. Tel: 01748 829100.

The property was previously banded C. Full planning permission has been granted (29/03/2022) for ground and first floor extensions. Planning application reference: 21/00615/FULL. The permission granted is subject to five conditions.

Proposed plans and documents are obtainable from Richmondshire Planning Portal and the marketing agent GSC Grays.

Services and Other Information

We understand there is mains gas, water, electricity and drainage connected to the property.

The EPC was carried out, prior to the works and clearance of the property.

Wayleaves, Easements and Rights of Way

Dale Cottage is sold subject to and with the benefit of all existing rights including 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.

Areas, Measurements and Other Information

All areas, measurements and other information have been taken from various records and are believed to be correct but any intending purchaser(s) should not rely on them as statements of fact and should satisfy themselves as to their accuracy.

