



PRIORY HOUSE  
Redmire, Leyburn



GSC GRAYS

PROPERTY • ESTATES • LAND

---

# PRIORY HOUSE

Leyburn, DL8 4ED

Priory House is a handsome detached, Grade II Listed property occupying a prime position within the highly regarded village of Redmire.

## ACCOMMODATION

The property offers spacious accommodation throughout, with an abundance of characterful features, including sliding sash windows with wooden shutters, traditional doors, exposed beams, cast iron fireplaces and walled gardens to name a few. The property has two good sized reception rooms to the ground floor, one of which is utilised as a self-contained annex, as well as a dining kitchen, five bedrooms to the first floor and a house bathroom. The property would benefit from modernisation and cosmetic improvements to create a superb family home with lovely views over the Dales.



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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

01969 600120

leyburn@gscgrays.co.uk

GSCGRAYS.CO.UK

---



## Situation and Amenities

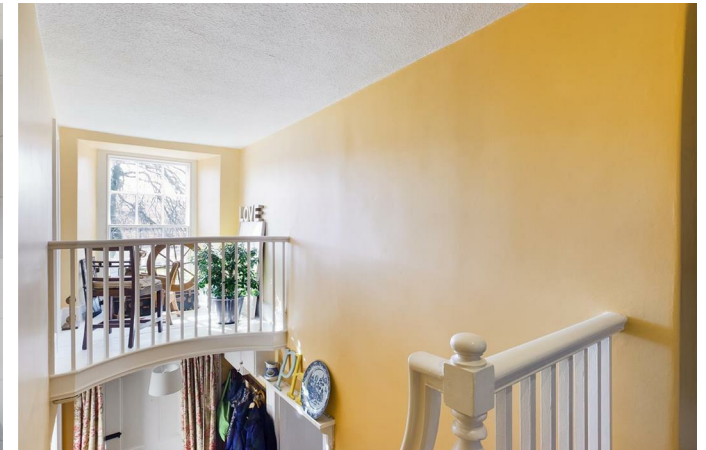
Redmire is a pretty village with a traditional village green and is situated at the foot of Penhill just outside the Yorkshire Dales National Park boundary. The nearby market town of Leyburn boasts a weekly market, several hotels, restaurants, public houses, many small speciality shops a co-operative as well as primary and secondary schools.

Redmire is situated 5 miles from Leyburn, there are main line train services from Northallerton (24 miles) and Darlington (26 miles), access to the A1 (North/South) is at Leeming Bar (18 miles). Please note that all distances are approximate.

## Accommodation Comprises:

### Ground Floor

The front door leads into an entrance hallway with a spindle staircase to the first floor. Doors lead into the dining kitchen, drawing room and annex, with stone flagged flooring and windows to the cellar. The dining kitchen has a good range of wall and base units, with a cream frontage and granite effect work surfaces, Rayburn cooker, one and a half sink, space for free standing white goods and a dining table and windows overlooking the side garden. There is a door leading into the drawing room and utility room with access to the stone lined cellar, tiled flooring, exposed beams and a door to the side courtyard. The drawing room is a spacious and characterful room with an open fireplace with marble surround, two sash windows overlooking the main garden and a door leading to the dining kitchen and hallway.





### First Floor

The first floor landing has a balcony reading area, which is accessed from bedroom four, doors leading to the five bedrooms, house bathroom and loft access. The principal bedroom is a spacious double with a sash window to the front showcasing lovely views of the Dales beyond Redmire and a cast iron fireplace. The second bedroom, also a spacious double, built-in storage cupboard and a sash window to the front. The third bedroom, also a double, has a cast iron fireplace and a sash window to the side. Bedroom four is a double bedroom with a sash window to the front and a characterful door providing access to the balcony, as well as an alcove with shelving. The fifth bedroom is a generous single with a sash window to the front. This room has the potential to be incorporated into the principal bedroom, to create either a dressing area or en-suite shower room, subject to consents. The house bathroom has a panelled bath, shower above, pedestal wash hand basin, low level WC, airing cupboard and a sash window to the side. There is an attic with ample storage space.

### Annex

There is a latch door which leads into a self-contained annex, which also has the potential to be reincorporated into the main living accommodation. There is a hallway with a window overlooking the main garden, doors leading into the studio accommodation with dining, living areas and space for a bed, as well as a feature fireplace with a granite hearth, wooden surround and a window overlooking the main garden. There is a self-contained kitchen with wall and base units, space for free standing white goods, sink with mixer tap and drainer, tiled flooring, window to the rear and into the hallway. There is also a bathroom with panelled bath and shower above, pedestal wash hand basin and low level WC.



### Externally

The property is approached by a wrought iron gate and a gravelled pathway leading up to the front door. There is a terraced garden with original walled boundaries, a variety of flower beds and borders housing mature shrubs, plants and trees. There are various seating areas throughout the garden, including a raised patio situated to the side of the property, adjacent to the dining kitchen. To the front of the property, there is a garage and a parking space within Priory Close.

### Garage

There is a parking space in front of the garage. The garage has an up and over door and a pedestrian access door leading into the gardens.

### Tenure

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

### Local Authority and Council Tax Band

North Yorkshire Council.

The property is banded F.

### Services and Other Information

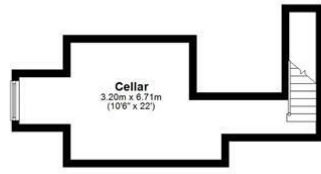
The property is served by oil fired central heating, mains electric, water and drainage connected.

The property is Grade II Listed, therefore is EPC exempt.

We understand that the front sash windows have recently been renovated.

### Particulars & Photographs

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



Cellar



Ground Floor



First Floor



## Priory House Redmire

Total area: approx. 262.1 sq. metres (2821.7 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd

### DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan 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 do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them 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 view the property.