



CASTLERIGG
Redmire, Leyburn



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CASTLERIGG

Leyburn, DL8 4EL

A superb detached, stone built property occupying a substantial plot, tucked away in the heart of a highly regarded and sought after village.

ACCOMMODATION

This superb family home offers spacious accommodation throughout, with three reception rooms, including a recently refurbished breakfast kitchen and a garden room to the ground floor. To the first floor, there are three good sized double bedrooms, two of which benefit from en-suite shower rooms and a house bathroom.

The property also enjoys a superb open aspect to the front over the surrounding countryside, as well as immaculately presented and well maintained substantial gardens, with various patio seating areas to enjoy alfresco dining and entertaining, private parking and a garage.

This property would suit a wide variety of purchasers, looking for a well maintained country home, within close proximity of the Yorkshire Dales National Park and Leyburn market town.



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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 the entrance hallway with doors leading to the living accommodation, spindle staircase to the first floor and tiled flooring. The breakfast kitchen houses a recently refurbished kitchen, with a good range of wall and base units, with grey matt frontage, granite effect work surfaces, integrated appliances including; a double Miele oven, an induction hob with contemporary extractor above, dishwasher and integrated fridge freezer, as well as a double sink with mixer tap, space for a dining table, three windows overlooking the rear garden, tiled flooring and doors leading to the living room and the utility.

The living room is a spacious through room with dining and seating areas, a dual aspect and patio doors leading out to the rear garden, sliding doors leading into the formal sitting room and a door into the garden room. The formal sitting room has a feature fireplace with a stone surround and hearth and a bay window overlooking the main garden to the front of the property.

The garden room has windows to three sides, overlooking the well maintained gardens, double doors leading out to the patio, exposed stone wall and tiled flooring. The utility room has a range of units, space for a washing machine and tumble dryer and a stainless steel sink, as well as a door leading out to the rear patio, window to the side and tiled flooring. There is a study, which could be utilised as a snug, with double doors and windows to the front. Ground floor WC.



First Floor

The first floor landing has doors leading to the bedrooms and house bathroom, a linen cupboard, loft access with drop down ladder and window to front.

The principal bedroom is a good sized double with a range of fitted wardrobes and storage, views over the garden to the front and open countryside beyond and a recently refurbished en-suite shower room which is fitted with a step-in corner shower, vanity basin, WC, frosted glazed window to the rear and extractor fan.

The second bedroom, also a good sized double, with a lovely view to the front, en-suite shower room with a step-in shower, vanity wash hand basin, WC and extractor fan. The third bedroom, another good sized double, with a window to the rear. The house bathroom has a panelled bath, basin, WC and frosted glazed window to the rear.

Externally

The property is approached by a shared gravel drive leading into the private grounds, with double timber gates onto a stone paved parking area for several vehicles.

There is also a discreetly screened parking area for a caravan or large vehicle behind additional double timber gates, with hedged boundaries. The stone paved driveway leads up to the garage/external store. There are fenced and hedged boundaries and a pathway leading to the front door.

The main garden is situated to the front and side of the property and offers a substantial and private lawn, with immaculately presented and well stocked flower beds and borders, as well as a stone paved patio seating area. The gardens predominantly face east and west. There is a discreetly screened vegetable patch with raised beds and an ornamental pond. There is an additional lawn and patio seating area to the rear, as well as an enclosed garden with various timber sheds and storage.

Garage

Double timber doors lead into the single garage, with pedestrian door to the side, window, light and power connected.

Tenure

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

Local Authority and Council Tax Band

North Yorkshire Council. Tel 01748 829100.

The property is banded F.

Services and Other Information

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

What3 words: improving.punters.signature

Particulars & Photographs

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

Castlerigg, Redmire

Approximate Gross Internal Area
1916 sq ft - 178 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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