



THE OLD BEET HOUSE  
ASKRIGG, LEYBURN





# THE OLD BEET HOUSE

SILVER STREET, ASKRIGG, LEYBURN, DL8 3HS

AN IMPECCABLY PRESENTED AND CHARACTERFUL HOME, TUCKED AWAY, IN THE HEART OF THE YORKSHIRE DALES NATIONAL PARK. THERE IS A SUBSTANTIAL PRIVATE, SOUTH-EAST FACING, ATTRACTIVE WALLED GARDEN, AS WELL AS A GARAGE AND PARKING.

## Accommodation

Entrance Porch • Dining Kitchen • Sitting Room • Garden Room • Utility & WC • Principal Bedroom with En-suite • Three Further Double Bedrooms • Shower Room

## Externally

Integral Garage/workshop • Walled Gardens • Parking



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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Barnard Castle  
Tel: 01833 637000

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Tel: 01423 590500

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Tel: 01748 897610

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Tel: 01388 487000

Lambton Estate  
Tel: 0191 385 2435

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Tel: 01642 710742





## Situation

The popular village of Askrigg offers a variety of amenities including a primary school, general store, cafe, delicatessen, gift shop, as well as 3 good pubs, several B&B's, a church and a good sense of community. Further amenities are available in nearby Aysgarth (3 miles), which offers public houses, cafes and other eateries, as well as independent shops and a garage with a local shop facility.

The property is approximately 12 miles west of the market town of Leyburn, where there are many excellent local and artisan shops, a weekly outdoor market, doctor's surgery, dentist, primary and secondary schools. It is also home to one of the largest auction houses in the UK, Tennants Auctioneers on the eastern outskirts of the town. There are also private education facilities available in nearby Sedbergh (20 miles) and Barnard Castle (22miles), as well as Aysgarth Preparatory School (19miles).

The town of Hawes (5 miles) offers an array of local amenities, as well as a filling station and Wensleydale Creamery.

There is an abundance of walks and bridleways on the doorstep to enjoy the local countryside and the wider Yorkshire Dales National Park. There are also relatively good access links across the region from the A1 (21miles) and the A66 (25miles). The nearest train station is at Northallerton (about 30 miles) with a regular service on the east coast main line to York, Newcastle, London or Edinburgh.

## The Old Beet House

The property is a spacious home and offers versatile living accommodation, housing an array of character features throughout, including stone flagged floors, exposed stone walls, an attractive fireplace, latch doors, a historic door, as well as exposed beams and vaulted ceilings to name a few.

The entrance porch has useful storage and leads into the garage/workshop, as well as the spacious dining kitchen, complete with solid pine units with oak worktops, integrated appliances including a double Neff oven, Belfast sink, as well as additional fitted pantry





style cupboards and ample space for a dining table. There is a staircase to the first floor, a dual aspect and a door into the sitting room.

The formal sitting room has an attractive arched window with exposed beams and dual aspect, as well as a superb multi fuel stove housed in a stone fireplace and hearth. The stone flagged flooring runs throughout the kitchen and sitting room. The utility room has a variety of storage cupboards and a sink, ground floor WC and steps lead up to the substantial garden room, which enjoys a dual aspect over the garden, double doors leading out onto the patio and an exposed stone wall.

The staircase to the first floor has a curved wall, with exposed stone, door leading to the rear gardens, as well as the third bedroom. There is a split-level landing with the additional stairs providing access to the principal bedroom, house shower room and second bedroom.

The principal bedroom is a substantial room with vaulted ceilings, exposed beams and a dual aspect, as well as a good range of fitted wardrobes and storage and an en-suite bathroom, complete with roll top bath, walk-in double shower, vanity basin, WC and towel rail. There is also loft storage.

The second bedroom, also a large double, complete with character features and a window to the front of the property. The third bedroom is currently utilised as a home office and benefits from three windows, creating a dual aspect with lovely views and an airing cupboard housing the hot water cylinder. The fourth bedroom, again a double, is a unique shape with a dual aspect, access to the loft, as well as exposed beams and storage.

Externally, the property is approached by Silver Street and there is parking to the front of the property on cobbles. To the rear of the property there is a stunning enclosed walled garden, with a raised substantial lawn, well stocked flower beds and borders housing a variety of mature shrubs, plants and trees. There are various flagged patio seating areas to enjoy the south easterly facing gardens, perfect for alfresco dining and entertaining.





There is also a discreetly screened oil tank and a pedestrian gate providing access to Silver Street. The garage/ workshop is incorporated within the main building and is a useful space with light and power connected.

#### Tenure

The property is freehold, with vacant possession on completion.

#### Local Authority and Council Tax Band

North Yorkshire Council. Tel 01748 829100.

The property is banded F.

#### Rights of way, easements, and wayleaves

The property is sold subject to and with the benefit of all existing wayleaves, easements, and rights of way, public and private, whether specifically mentioned or not.

We understand that there is an easement for the maintenance of an electricity pole, within the grounds.

#### Services and Other Information

The property is served by oil fired central heating, mains electric, water and drainage connected. The boiler and heating system can be remotely controlled.

#### Particulars & Photographs

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

#### Viewings

By arrangement with the agents GSC Grays 01969 600120

#### What3words

forever.hopping.converter



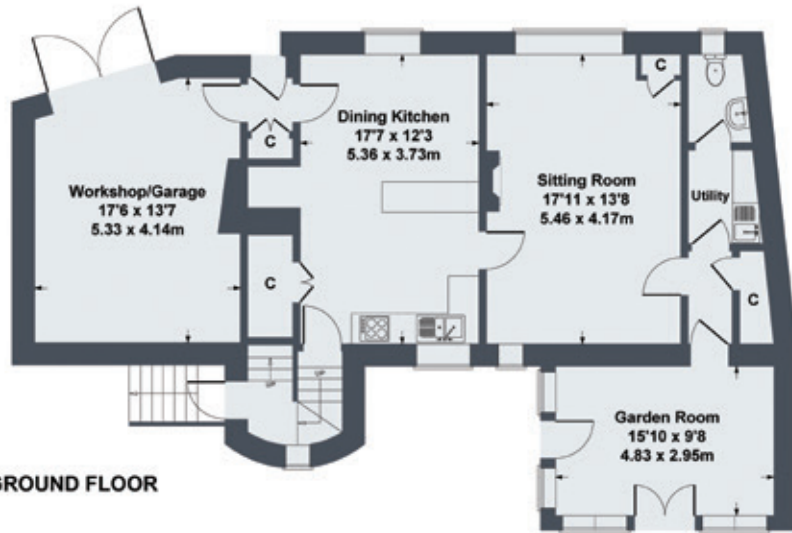


# The Old Beet House, Silver Street Askrigg, Leyburn, North Yorkshire, DL8 3HS

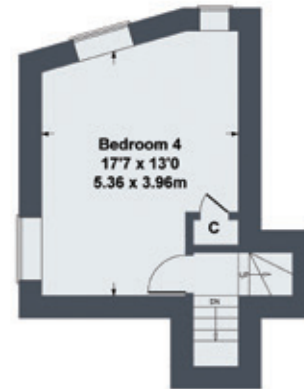
Approximate Gross Internal Area



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



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.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		64
(39-54) <b>E</b>	39	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

### DISCLAIMER NOTICE:

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6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: June 2023

Photographs taken: XX XX