



WALDEN VIEW
Carperby, Leyburn



GSC GRAYS

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WALDEN VIEW

Leyburn, DL8 4DQ

An attractive and beautifully renovated character property situated in the heart of the popular village of Carperby.

ACCOMMODATION

The property has been modernised and renovated to create a comfortable home with contemporary décor and appliances throughout, yet retaining a wealth of character features, including ceiling roses, cornicing detail, cast iron fireplaces, stone shelving, exposed beams, stone flagged and timber flooring, as well as traditional latch doors and original stone flagged staircase.

There is a spacious dining kitchen with contemporary fitted units leading into a utility, as well as a formal sitting room with open fire and an archway leading into a boot room/pantry or potential office. There is also a rear porch leading out to the garden.

To the first floor, there are two particularly spacious double bedrooms, with stunning views towards Walden, as well as a third bedroom and a substantial house shower room complete with walk-in shower.

Externally there is an attractive cottage style garden to the front with lawns and a patio seating area to enjoy the view, well stocked flower beds and borders. To the rear, there is an enclosed south facing stone paved patio, perfect for alfresco entertaining.



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Situation and Amenities

Carperby, with its traditional dales public house and stone cross, lies approximately half way between Leyburn and Hawes, in the heart of the Yorkshire Dales National Park.

The nearby town of Askrigg has three public houses, deli and bakery and a gift shop. Both Leyburn and Hawes have a weekly local market as well as several public houses and restaurants, post office and many other speciality shops.

There are primary schools at Askrigg, Bainbridge and Leyburn with state secondary schools at Leyburn, Richmond, Bedale and Ripon Grammar School.





Accommodation Comprises: Ground Floor

The traditional front door leads into the entrance hallway, with doors to the living accommodation, staircase to the first floor and a useful understairs storage cupboard.

The dining kitchen has a good range of contemporary units with a Range style cooker, contemporary sink, integrated fridge and freezer, ample space for a dining table, window overlooking the stunning view with timber shutters and an archway leading into the utility room, with matching units to the kitchen, a slimline dishwasher, Belfast sink and integrated washing machine and tumble dryer.

The sitting room has an open cast iron fireplace, a characterful cupboard, window to the rear and an archway leading into the boot room/potential office. There is also a traditional door leading out to the rear porch.



First Floor

The first floor landing provides access to the three bedrooms and house shower room.

The principal bedroom is a spacious double with a recently refurbished en-suite shower room and a stunning view towards Walden, as well as a substantial fitted wardrobe.

The second bedroom, also a spacious double, has a cast iron feature fireplace with marble surround and a stunning view to the front.

The third bedroom is a single bedroom with a window to the side and exposed beam. The house shower room has been recently refurbished with a substantial walk-in shower, basin, WC, alcove and heated towel rail.

Externally

The property is approached by wrought iron railings and a gate leading into the main garden which is situated to the front of the property to enjoy the lovely views.

There are stone flagged steps leading up to the front door and a patio seating area. The garden is well stocked with a variety of mature flowers, shrubs and plants, as well as apple trees and lawns.

To the rear of the property there is a walled courtyard garden with raised flower beds, ample space for a seating area and a timber storage shed. There is also a gate providing access to the rear of the property to a shared lane.

Tenure

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

Local Authority and Council Tax Band

North Yorkshire County Council. Tel 01748 829100.

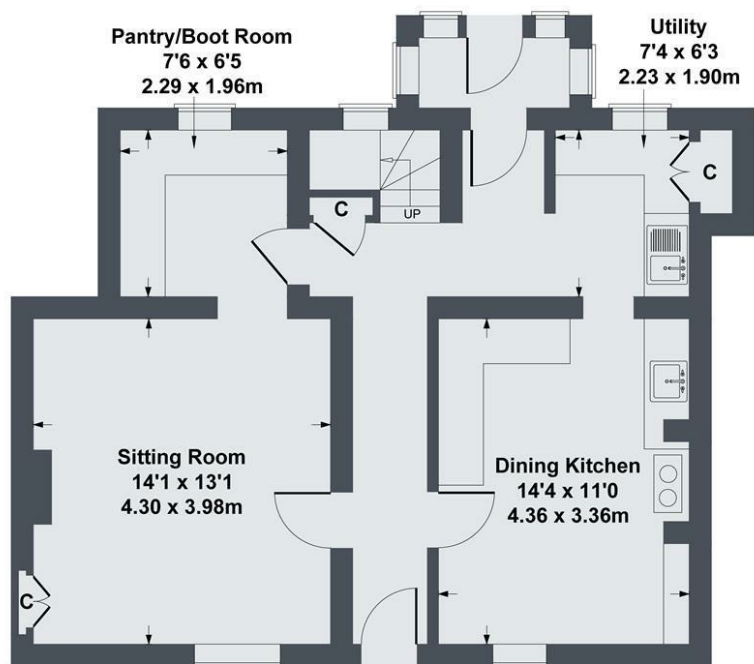
The property is banded D.

Services and Other Information

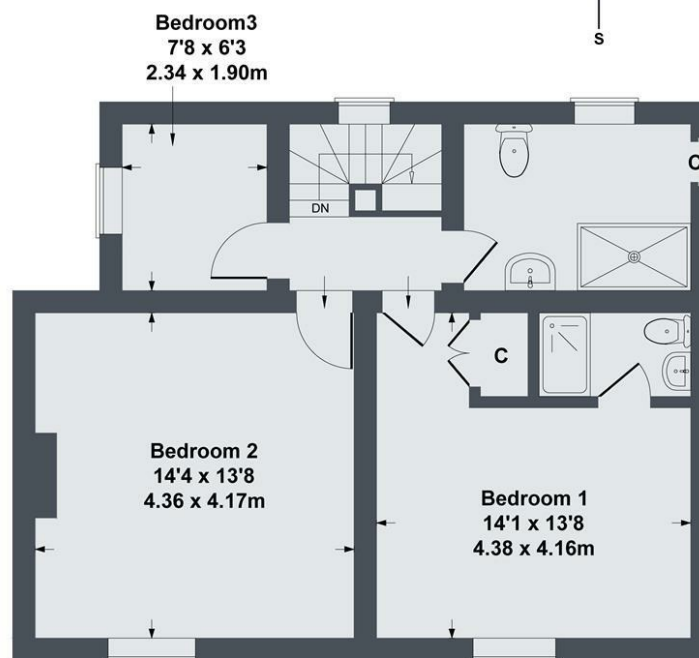
The property is served by oil fired central heating, mains electric, water and drainage connected.

Walden View, Carperby

Approximate Gross Internal Area
1270 sq ft - 118 sq m



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.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		99
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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