



THE OLD SCHOOL HOUSE
Bainbridge, Leyburn



GSC GRAYS

PROPERTY • ESTATES • LAND

THE OLD SCHOOL HOUSE

Leyburn, North Yorkshire, DL8 3EL

Dating back to 1875, The Old School House is an elevated, detached property, occupying a superb position, in the sought after village of Bainbridge overlooking the village green.

ACCOMMODATION

This characterful home has been renovated and improved to an impeccable standard, offering spacious accommodation throughout, with high quality fixture and fittings and an abundance of character, including the school bell.

The property has ample space for either a permanent home or to be continued as a successful holiday let business. There is a substantial boot room, a high specification kitchen, open plan living/ dining space, with multi fuel stove, as well as a ground floor bedroom, with en-suite shower room. To the first floor there are three further bedrooms including two spacious doubles and a well equipped house bathroom.

Externally, there is a low maintenance walled courtyard creating a private space for alfresco dining and entertaining, with the added benefit with countryside walks and landscapes right on the doorstep.



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

01969 600120

leyburn@gscgrays.co.uk

GSCGRAYS.CO.UK



Situation and Amenities

The property is situated on the edge of the attractive village of Bainbridge, with its traditional village green, in the heart of the Yorkshire Dales National Park, yet only a mile from the equally attractive village of Askrigg. Both villages offer public houses, primary schools and playgrounds. Whilst Bainbridge also benefits from a butchers shop and an award winning restaurant at Yorebridge House. There are several supermarkets, hotels, public houses, markets and livestock mart in the nearby market towns of Hawes and Leyburn and secondary schools are at Leyburn and Richmond. There are also private education facilities at Newton le Willows and Sedbergh. Buses connect to Hawes, Leyburn, Bedale and Richmond.

Hawes is 4 miles and Leyburn is 13 miles. Access to A1 North/South at Catterick (22 miles). Mainline train stations at Northallerton (31 miles), Darlington (33 miles) and Garsdale station is (11 miles). Airports at Durham Tees Valley, Newcastle and Leeds/Bradford. Please note that all distances are approximate.

Accommodation Comprises





Ground Floor

The characterful front door leads into an entrance hallway/boot room, with doors into the main hallway and a ground floor WC, as well as a door to the side courtyard. The main hallway has a spindle staircase to the first floor with an under stairs storage cupboard, doors leading into the kitchen, living room, rear courtyard and ground floor bedroom. The kitchen has a good range of wall and base units, with an off white frontage and integrated appliances including a Neff fridge freezer, Neff appliances and a fan cooker. There is also space for a free standing dishwasher, a ceramic sink and window overlooking the green.

The living room is a generously proportioned room, with ample space for dining and seating areas, herringbone oak flooring, a triple aspect and a multi fuel stove with stone hearth and surround. The principal bedroom is situated to the ground floor, with fitted wardrobes and storage and an en-suite shower room, with a vanity wash hand basin, traditional style towel rail, step-in shower and WC.



First Floor

To the first floor there is a curved staircase leading to the landing, with doors leading to the three bedrooms and the house bathroom, as well as an airing cupboard, housing the hot water cylinder. The second bedroom is a spacious double with a vaulted ceiling, exposed beams and alcoves a Velux window and a substantial wardrobe/storage cupboard.

The third bedroom is a good sized bedroom, with exposed beams, a Velux and feature windows and some restricted head height. The fourth bedroom is a good sized single bedroom, with a window overlooking the green, and the house bathroom has a panelled bath with period style shower above, wash hand basin, low level WC, traditional heated towel rail and extractor fan.

Externally

The property is situated on the village green, which surrounds the property. There is a gravelled area to the front, which I understand can be utilised as a parking area and stone flagged steps leading to the front door. To the rear of the property, there is an enclosed stone walled courtyard, stone flagged patio seating area, ideal for alfresco dining and potted plants. There is also an external socket and water tap. There is an additional enclosed area, which is where the boiler is situated and the oil tank is located within a stone outhouse.

Tenure

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

Local Authority

The Local Authority is Richmondshire District Council tel: 01748 829100.

The property is currently being run as a holiday let and as such is exempt from Council Tax

Services and Other Information

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

Particulars & Photographs

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

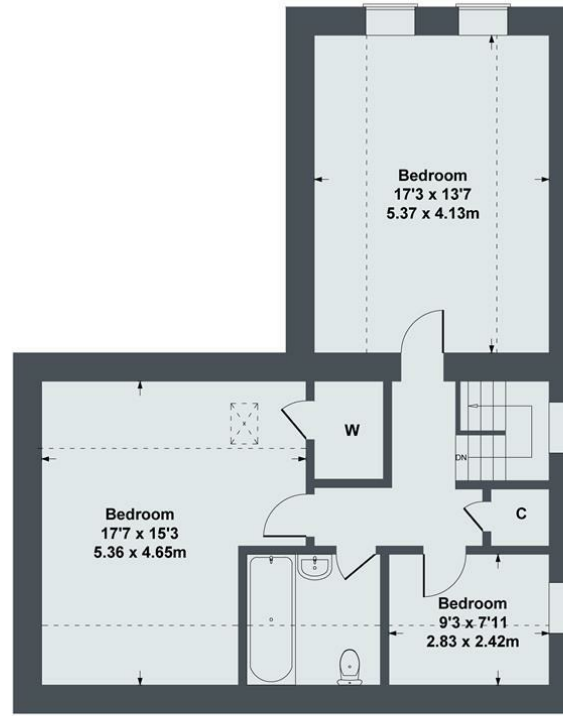
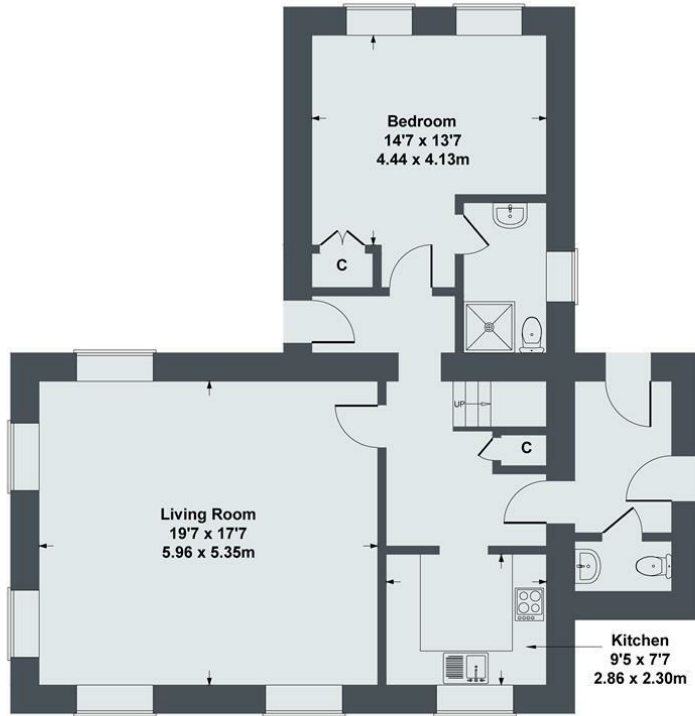
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School House, Bainbridge

Approximate Gross Internal Area
1658 sq ft - 154 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		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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