



WEST END COTTAGE WEST ROW
Preston Under Scar, Leyburn



GSC GRAYS

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WEST END COTTAGE WEST ROW

Leyburn, North Yorkshire, DL8 4AL

A detached, two bedroom, charming cottage situated in a popular village.

This south facing, double fronted property has been sympathetically renovated and beautifully maintained to create a superb, character home.

ACCOMMODATION

The property has been sympathetically restored in recent years to create a stylish home yet retaining many of the period features including slate and stone slab flooring, exposed beams, various alcoves and ledged and battened doors to name a few.

There are many other features of note including the dining kitchen with its vaulted and beamed ceiling, a cosy sitting room with log burning stove, as well as a formal dining room with open fire. To the first floor there are two double bedrooms and a superb bathroom with freestanding bath.

Finally, there is a sun trap courtyard to the rear and a low maintenance seating area to the front. The property would make an ideal first or second home.



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Situation and Amenities

Preston under Scar sits on the south side of Wensleydale, with a variety of footpaths and walks on the doorstep, including links to near by villages of Redmire and Wensley, both of which benefit from public houses. Its elevated position gives some of the most wonderful views to be had in the dales and in particular of Pen Hill which stands on the opposite side of the valley. The village is an ideal place to explore the Yorkshire Dales National Park and surrounding countryside.

This desirable village has a thriving local community, including the annual and renowned Arts and Crafts Exhibition. The village also benefits from being within close proximity of Leyburn, which provides a variety of amenities including national and independent shops, a Co-operative and Campbells supermarkets, pubs and eateries as well as cafes, a sports centre and the renowned Tenants.

The village has good access to the A1 (M) approximately 25 minutes' drive (12miles) and there is a mainline railway station at Northallerton (22miles) providing direct access to London Kings Cross and Edinburgh in just over two hours.





Accommodation Comprises: Ground Floor

The front door leads into the sitting room, which has exposed beams, stone-flagged flooring, a log-burning stove sitting on a raised hearth and doors to both the inner hallway and the dining room which features an open, cast-iron fireplace, a window to the front and a staircase up to the first floor.

From the inner hall, there is access to the ground floor wet room, with contemporary tiling, basin, w.c and steps up to the dual aspect dining kitchen, which has wooden work surfaces and cream, country-style units incorporating an integrated dishwasher, washing machine/tumble dryer and Range-style cooker. There is also a Belfast sink and a door leading out to the rear gardens.



First Floor

The landing provides access to two double bedrooms, the house bathroom and a useful storage cupboard/wardrobe.

The principal bedroom benefits from a good range of fitted wardrobes, exposed beam and a window to the front, whilst the second bedroom also has a window to the front and exposed beams.

The house bathroom has a free-standing bath, w.c, basin and a window to the rear.

Externally

The property is approached by a wrought-iron gate opening up to the front garden, where there are two seating areas, raised flower beds and dry stone walled boundaries.

An access gate to the side of the property leads around to the low-maintenance, walled rear courtyard, with a useful external store and ample space for a seating area and pots.

Viewings

Strictly by appointment with GSC Grays. Telephone: 01748 829 217.

Services and Other Information

The property is served by oil fired central heating.

Tenure

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

Local Authority and Council Tax Band

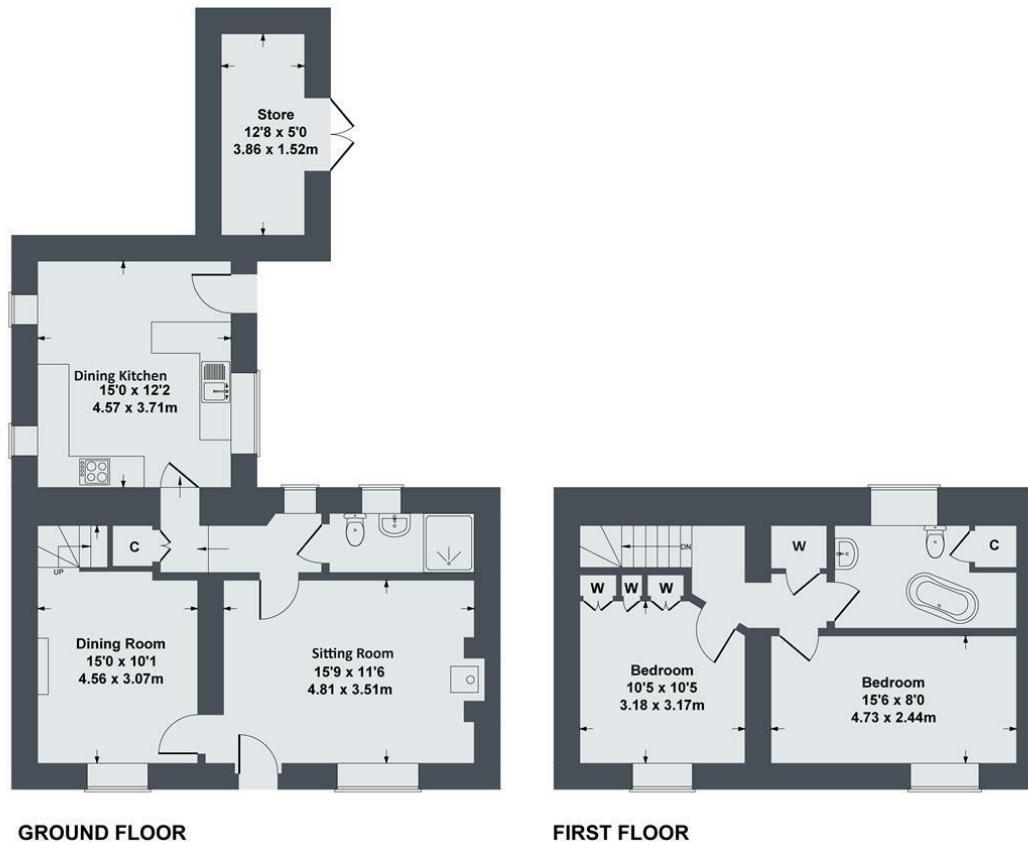
Richmondshire District Council. Tel 01748 829100. Council tax band E

Particulars & Photographs

Particulars and photographs updated January 2024.

West End Cottage, Preston Under Scar, DL8 4AL

Approximate Gross Internal Area
1109 sq ft - 103 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. 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	36	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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