



OLD MALT KILN HOUSE & ROSE COTTAGE  
Barden, Leyburn



GSC GRAYS

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# OLD MALT KILN HOUSE & ROSE COTTAGE

Leyburn, North Yorkshire, DL8 5JS

An attractive, stone-built character property situated in the accessible hamlet of Barden with the added benefit of a self-contained cottage, currently used as a holiday let, along with a two-storey barn with planning permission for conversion.

## ACCOMMODATION

This attractive home offers well-proportioned accommodation with an array of character features including exposed timber beams, original doors, an Aga and log-burning stove to name but a few.

There is a stylish and well-built dining kitchen with a secondary preparation area, a cosy sitting room, boot room and ground floor wetroom. The first floor offers two further bedrooms and a high-quality bathroom with free-standing rolltop bath whilst, to the second floor, there are two attic rooms currently used as double bedrooms built into the eaves, one of which benefits from fitted storage.

The self-contained cottage has a living room, kitchen with additional storage room, double bedroom and spacious bathroom. It is currently used as a successful holiday let with the addition of the two-storey barn, which we understand has planning permission to be converted into an additional holiday let if required.

There are various stone-built stores and attractive cottage gardens with dry stone wall boundaries, seating areas, lawns and well-stocked flower beds. The rear garden enjoys lovely views over open fields.



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## Situation and Amenities

The rural hamlet of Barden is situated approximately 4 miles from Leyburn and 5 miles from Richmond. Both market towns offer a wide variety of amenities including many excellent local and artisan shops, a weekly outdoor market, filling station, dentist, primary and secondary schools and a sixth form colleges. Leyburn is also home to one of the largest auctioneer houses in the UK, Tennants, on the eastern outskirts of the town.

The area benefits hugely from tourism, being situated on the edge of the Yorkshire Dales National Park and has good communications and easy access from the A1 at Catterick (9 miles approximately). The nearest train station is at Northallerton (about 18 miles) with a regular service on the east coast main line to York, Newcastle, London or Edinburgh. Leeds Bradford is the nearest international airport but there are an increasing number of services now being offered from Durham Teesside airport.







### Old Malt Kiln House

The entrance porch leads into the dining kitchen which has Terracotta tiled flooring, an alcove housing the electric Aga, a Belfast sink and a range of high-quality, free-standing solid wood units including a dresser. There is ample room for a dining table and access to an additional preparation kitchen with extra units, space for free-standing white goods and a sink.

The sitting room benefits from a multi-fuel stove with stone surround whilst the rear porch, which gives access to the ground floor shower room, has a glass roof and windows overlooking the garden.

From the sitting room, a staircase leads up to the first floor landing, which leads into the spacious principal bedroom as well as the house bathroom and a further single bedroom. To the second floor, there are two attic rooms, currently used as double bedrooms, both with Velux windows. One of these also has a range of fitted wardrobes and a quaint feature window.





## Rose Cottage

The cottage's entrance porch leads into the living room which enjoys a feature fireplace and a window overlooking the front garden. There is access through to the kitchen, which has a range of units and free-standing white goods as well as a useful storage cupboard. There is a double bedroom with fitted storage and a spacious bathroom with P-shaped bath and shower above.

## Externally

The property is approached via wrought-iron gates and a pathway leading up to the two properties. There are well-stocked flower beds and borders, ample space for seating and areas of lawn to both the front and rear.

There is a detached, two storey, stone-built barn with light and power connected and an external stone staircase, which we understand has previously had planning permission to be converted into a one-bedroom cottage, however we understand that this planning permission has now lapsed. There are also two additional stone-built stores.

## Services and Other Information

Old Malt Kiln House and Rose Cottage are served by electric heating with a Nest smart home system. There is a private septic tank, mains water and electric. The EPC rating for Rose Cottage is D64.

## Viewings

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

## Tenure

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

## Local Authority

Richmondshire District Council. Council tax band D.

## Particulars and Photographs

Particulars prepared September 2023.

Photographs taken September 2023.

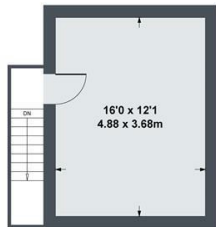
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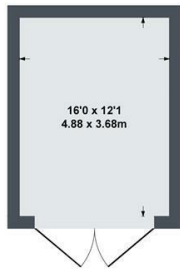
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## Old Malt Kiln House, Leyburn, Barden, DL8 5JS

Approximate Gross Internal Area  
Main House = 1905 sq ft - 177 sq m  
Outbuilding = 388 sq ft - 36 sq m  
Total = 2293 sq ft - 213 sq m



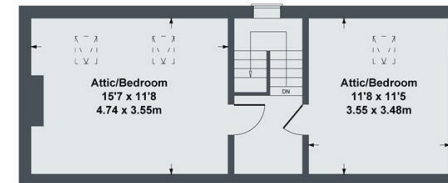
FIRST FLOOR



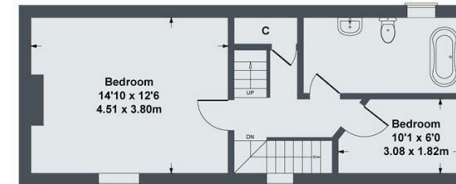
OUTBUILDING (GROUND FLOOR)



GROUND FLOOR



SECOND 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		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>10</b>	<b>52</b>
England & Wales		
	EU Directive 2002/91/EC	



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