



ELM TREE COTTAGE  
Carlton, Leyburn





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# ELM TREE COTTAGE

Leyburn, DL8 4AZ

An attractive, Grade II listed character cottage with lovely views over the Yorkshire Dales.

## ACCOMMODATION

This spacious cottage is beautifully presented with an array of original and character features including stone-flagged flooring, stone shelves and alcoves, latch doors, exposed beams, deep skirting, mullion windows and two log-burning stoves including an inset, inglenook fireplace within the sitting room.

The property has been extensively renovated and improved to create a comfortable permanent or second home or holiday let business. There are two reception rooms, a contemporary kitchen, house bathroom and three double bedrooms including one with an en suite shower room.

There is a substantial garden to the front, a large lawn to the rear, patio seating and private parking. Offered to the market with no onward chain.



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## Situation and Amenities

The village of Carlton is located in the heart of the Yorkshire Dales National Park in Coverdale. It has a public house and village hall as well as several walks on the doorstep. The market town of Leyburn is approximately 6 miles away and boasts a local market, several hotels/restaurants/public houses, a livestock mart and the well-renowned Tennants.

There are also primary schools at Middleham and Leyburn and secondary schools at Leyburn and Richmond. Private education options are at Newton le Willows, Barnard Castle and Sedbergh.

Main line train services from Northallerton (23 miles). Airports at Newcastle, Leeds and Middleton St George (Durham Tees Valley). Access to A1 North/South is at Leeming Bar (18 miles). Please note that all distances are approximate.







### Ground Floor

The entrance hall provides access to the two reception rooms, with stairs to the first floor. The sitting room is a large, comfortable space with exposed beams and a beautiful, raised inglenook fireplace housing a log-burning stove. Doors from here lead through to the kitchen and formal dining room.

The spacious dining room has an inset log-burning stove, a variety of stone shelves and an under-stairs storage cupboard.

To the rear of the property, the contemporary kitchen has a utility area with a door leading out to the garden, a range of units with white gloss frontage and solid wood worktops, integrated cooker and dishwasher and space for additional white goods.





## First Floor

From the landing, there is access to three double bedrooms and the house bathroom.

The principal bedroom has a stunning view, a storage cupboard, cast-iron feature fireplace and a modern and stylish en suite shower room. The second and third bedrooms are both good-sized doubles with lovely views, whilst the second also benefits from mullion windows.

The house bathroom has been modernised and has exposed beams, a p-shaped bath with shower above, w.c and vanity basin.

## Externally

To the front of the property there is an area of lawn, with hedging, borders and various well-stocked flower beds. A stone-paved pathway runs up to the front door and a raised patio seating area from which to enjoy the view and south-easterly aspect.

To the rear, there is a good-sized lawned garden, parking area and a low-maintenance, stone-paved patio seating area, ideal for entertaining. There is a track to the side of the neighbouring property and we understand there is a right of vehicular access to the rear of the cottages to the parking area.

## Services

Mains electric, water and drainage.

## 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

North Yorkshire Council. Council tax band E.

## Particulars and Photographs

Particulars prepared February 2024.

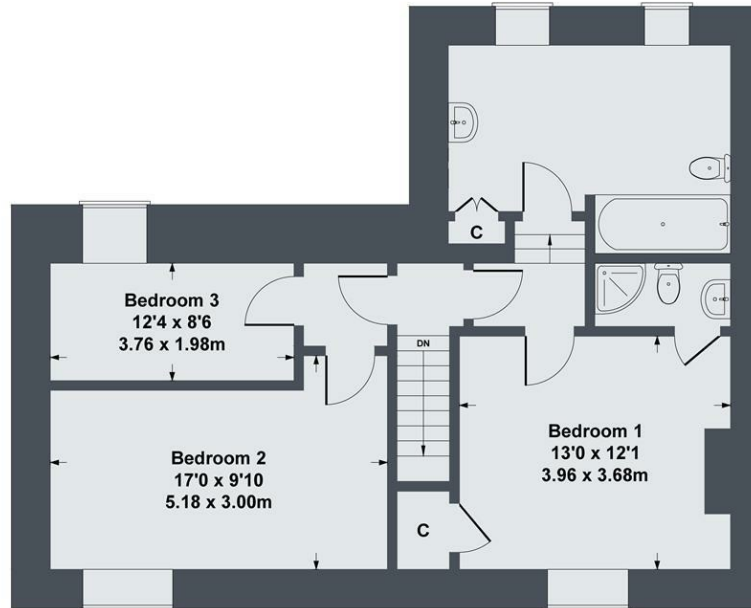
Photographs taken February 2024.

# Elm Tree Cottage, Carlton-in-Coverdale

Approximate Gross Internal Area  
1442 sq ft - 134 sq m



**GROUND FLOOR**



**FIRST FLOOR**

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.

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

Produced by Potterplans Ltd. 2024

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>England &amp; Wales</b>	EU Directive 2002/91/EC	



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