



15 ST. MARYS MOUNT  
Leyburn



**GSC GRAYS**

PROPERTY • ESTATES • LAND



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# 15 ST. MARYS MOUNT

Leyburn, DL8 5JB

A substantial period property, situated in an elevated position with views over Leyburn and the countryside beyond.

## ACCOMMODATION

This character property has retained a wealth of features including ceiling roses, cornicing detail, period-style doors, various alcoves with stone lintels, an attractive period-style spindle staircase, cast-iron rolltop bath and panelling, to name a few.

Set out over four floors, including a substantial cellar, the spacious accommodation includes two reception rooms, five bedrooms and two bathrooms.

The current owners have modernised and improved the property throughout to create a comfortable family home within striking distance of amenities including local schools. There is also ample private parking, a double garage and gardens to the front and rear.



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## Situation and Amenities

The popular market town of Leyburn sits on the edge of the Yorkshire Dales National Park, with an abundance of recreational activities and walks on the doorstep. There is a wide variety of both independent and national shops, as well as a Co-Operative supermarket, various pubs and eateries and the infamous Tennants Sale Room.

There is an active community with several sports clubs, as well as primary and secondary schools and a weekly Farmers' Market.

Leyburn is well located with good access to the A1 (M) approximately 25 minutes' drive away and a mainline railway station at Northallerton for commuting across the region.







### Accommodation

The front door leads into an entrance hall, which has stone-flagged flooring, a window to the side, a spindle staircase to the first floor and doors leading to the living accommodation and the cellar.

The dual aspect dining kitchen has a good range of oak units from Simply Dutch, a Belfast sink, Range-style cooker, an integrated dishwasher, alcoves and ample space for a dining table. The separate dining room/family room has a wood-burning stove, oak beam and bay window.

The sitting room has a bay window and a wood-burning stove with wooden surround and slate hearth.

The period-style staircase leads up the first floor landing, where there are doors to the principal bedroom, two further bedrooms and the house bathroom, which benefits from a cast-iron bath, walk-in shower, w.c and double vanity basins.

Further stairs from here lead up to the second floor landing, which leads to two further double bedrooms, one of which has a log-burning stove with cast-iron surround, whilst the other has a window to the front showcasing the far-reaching views. There is an additional bathroom to the second floor, which has a panelled bath with shower above, w.c and basin with eaves storage.





### Externally

The property is approached by a shared drive to the side leading to the rear garden, parking and double garage. The front garden has fenced and stone-walled boundaries and is mainly laid to lawn with a pathway and steps leading up to the front door. There is also a useful log store.

The rear garden is accessed over a shared rear lane and is mainly laid to lawn with fenced boundaries, a summerhouse and a variety of mature shrubs and plants.

There is parking for several cars as well as a double garage.

### Viewings

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

### Services and Other Information

Mains gas central heating. Mains water, electric, drainage and gas connected.

We understand the garage roof contains asbestos.

### 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 and photographs taken June 2024.



15 St Mary's Mount, Leyburn, DL8 5JB.

Approximate Gross Internal Area  
2669 sq ft - 246 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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	45	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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