



**HUNTERS CLOSE**  
Carperby, North Yorkshire





# HUNTERS CLOSE

CARPERBY, NORTH YORKSHIRE DL8 4DD

AN ATTRACTIVE, STONE-BUILT, DETACHED PROPERTY  
WITH GENEROUS ACCOMMODATION AND GARDENS  
OF APPROXIMATELY ONE THIRD OF AN ACRE.

## Accommodation

Entrance Hall • Dining Kitchen • Sitting Room • Dining Room • Study/Potential  
Bedroom • Garden Room • Ground Floor W.C. • Utility • Three Double  
Bedrooms (Two En Suite) • House Bathroom

## Externally

Private Parking • Garage • Substantial Formal Gardens • Wild Garden



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## Offices also at:

Alnwick  
Tel: 01665 568310

Chester-le-Street  
Tel: 0191 303 9540

Barnard Castle  
Tel: 01833 637000

Driffield  
Tel: 01377 337180

Boroughbridge  
Tel: 01423 590500

Kirkby Lonsdale  
Tel: 01524 880320







## Situation and Amenities

Hunters Close is situated in the pretty Dales village of Carperby, facing south across Wensleydale and high above the river Ure in the Yorkshire Dales National Park. The village is situated about half way between Leyburn and Hawes and has an active community, with a pub and village hall.

The property is only about 8 miles west of the market town of Leyburn which has a number of independent shops and a small Co-Op, along with a weekly market. It is also the home of Tennant's, a well-respected auction house, which hosts a number of events and has a very good café and restaurant.

Hawes is the home of Wensleydale cheese and has good visitor facilities. There is a doctor's surgery with a visiting dentist, along with many cafes and local shops.

Aysgarth, famous for its waterfalls, is about 1 mile away and has a National Park Centre. The local doctor's surgery is in Aysgarth, along with a petrol station which also has a small shop, a hotel and coffee shops. The parish church is also there. Aysgarth can be accessed directly from the door of Hunter's Close by foot and there are many other local walks available directly from the house. Local vets can also be found just outside of Askrigg, approximately 4 miles away.

More extensive shopping, including a large Tesco, Next, cinema and leisure centre can be found at Catterick Garrison, 13 miles away.

Primary school children are educated at Bainbridge and Askrigg. There are various independent schools within striking distance including Aysgarth Preparatory School (Newton le Willows), Queen Mary's School for girls at Topcliffe and Sedbergh and other excellent Independent schools in Harrogate and York. With Leyburn known as the gateway to the Dales, it benefits hugely from tourism and has good communications and relatively easy access from the A1 at Catterick.

The nearest train station is at Northallerton (about 28 miles) with a regular service on the east coast main line to York, Newcastle, London or Edinburgh. Leeds Bradford is the nearest international airport and there are an increasing number of flights available at Teesside Airport.



## Hunters Close

The property is situated on the edge of the village and accessed by a small loop road. It is a perfect base from which to explore the surrounding Yorkshire Dales National Park, with a walk straight to the moorland at the rear of the property.

Hunters Close is an attractive, stone-built property steeped in history with spacious living accommodation and substantial gardens. Previously known as the Chapel House, it is generally accepted that Hunter's Close was the chapel of ease for St. Andrews church in Aysgarth. It may also have been one of the village pubs. The property has several character features including exposed beams, two inglenook fireplaces, period-style latch doors, stone shelving within the cellar, various window seats and sash windows, period staircase and a cast iron bath, to name a few. Within the garden, there is a wrought-iron kissing gate, stone walls and both a formal raised pond as well as a wildlife pond.

This lovely home would suit a wide variety of purchasers looking for spacious accommodation and flexibility for a family, with three reception rooms and three bedrooms and the possibility of using one of the reception rooms as a ground floor bedroom. It would also be possible to add a shower in the cloakroom or utility room.

The superb kitchen extension has full-height windows and French doors, allowing ample natural light and views onto the private gardens. All of the bedrooms are generous doubles and two benefit from neutrally decorated en-suite shower rooms. There is also a large house bathroom and a lovely garden room.

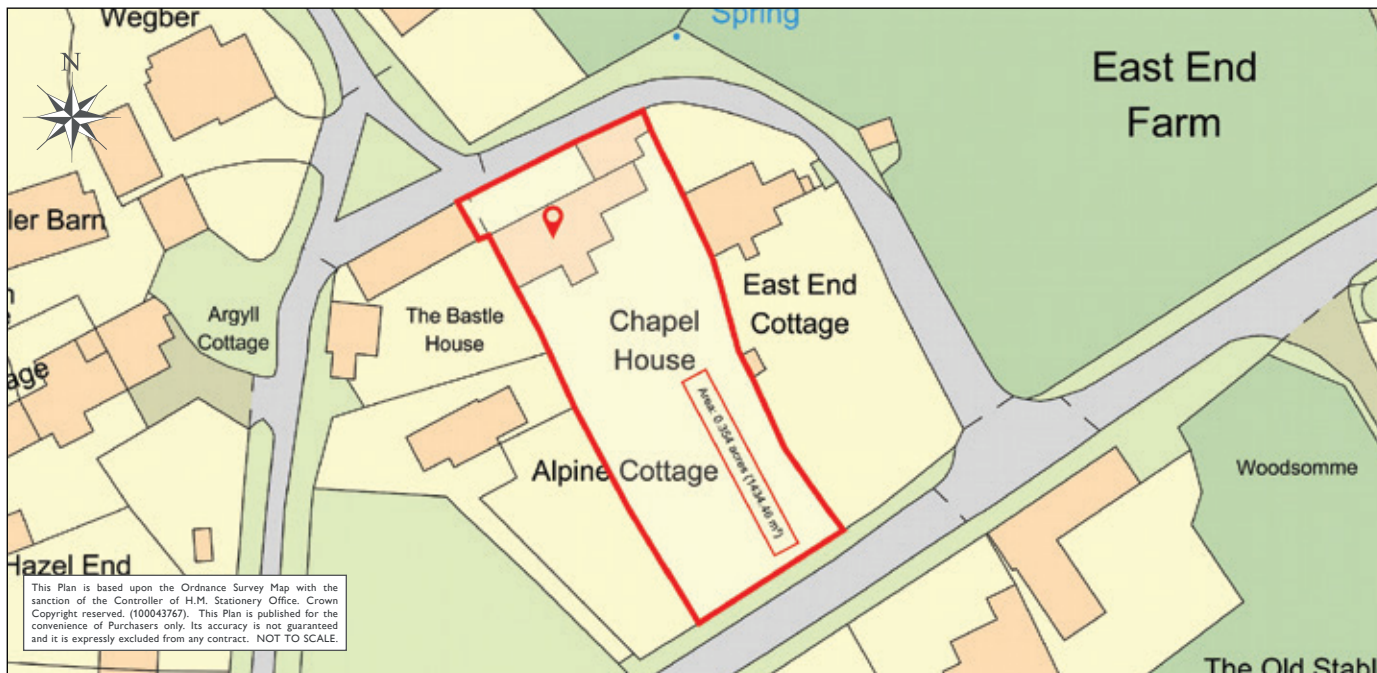
## Accommodation

The formal entrance hall has stone flooring, a staircase leading up to the first floor and doors to the dining kitchen, reception rooms, cellar and ground floor cloakroom.

The kitchen has been fitted with pine units, solid wooden worktops, a ceramic sink, a Siemens hob, double oven, a walk-in pantry along with double French doors with Georgian-style glazing leading out to the rear garden. The adjacent utility room has a double Belfast sink, plumbing for two washing machines, space for free-standing white goods and fitted wooden units.







The dining room has a period fireplace, housing a multi-fuel stove with a stone hearth and wooden surround, alcoves and double French doors leading out to the rear garden.

The formal sitting room has an attractive inglenook fireplace with a beam above and multi-fuel stove, as well as a door leading into the garden room which has windows to three sides, tiled flooring and a door opening to the garden. There is also a substantial study with exposed stone Inglenook and an exposed beam.

The staircase to the first floor has a half landing with a window. From the main landing, there is loft access via a pull-down ladder and doors to three good-sized double bedrooms, two of which benefit from lovely views over the gardens. The third bedroom has views of the tree-lined lane leading out of the village and into the hills. All three bedrooms have window seats.

The principal bedroom is a good-sized double with fitted wardrobes and an en-suite shower room. There is a second bedroom with an en-suite shower room whilst the third bedroom, also a generous double, has fitted wardrobes and storage. The large house bathroom benefits from a cast iron rolltop bath, a

step-in shower, basin and w.c.

#### Gardens and Grounds

Hunters Close boasts substantial gardens extending to approximately a third of an acre, separated into two parts and with dry stone walled boundaries. There are various patio seating areas and a variety of mature shrubs and plants. There is also a raised water feature and a stone store housing original double earth closets, which are extremely rare to find today.

There is an additional garden which is currently left natural and to wild meadow with various mature shrubs and plants, the kissing gate and a wildlife pond.

To the front of the property, there is a stone-paved patio seating area, a pathway to the front door and parking for two vehicles in front of the attached garage.

#### Garage and Parking

The garage is a substantial space with a pedestrian door to the rear garden, which could house two vehicles in tandem and also be used as a workshop area.

#### Owners' Insight

Our vendors describe Carperby as a “real village” where residents get on well with each-other and there are many social events and activities. The house and garden are really sunny and quiet, with a wild area by the road as well as formal gardens. The accommodation has a lovely flow and there are several walks from the door along with an excellent village pub.

#### Tenure

The property is freehold and will be offered with vacant possession on completion.

#### Viewings

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

#### Local Authority

North Yorkshire Council. Council tax band F.

#### Services

Mains electricity, water and drainage. Oil fired central heating. Please note, the property is situated within a radon area. There is fibre broadband and mobile signal.

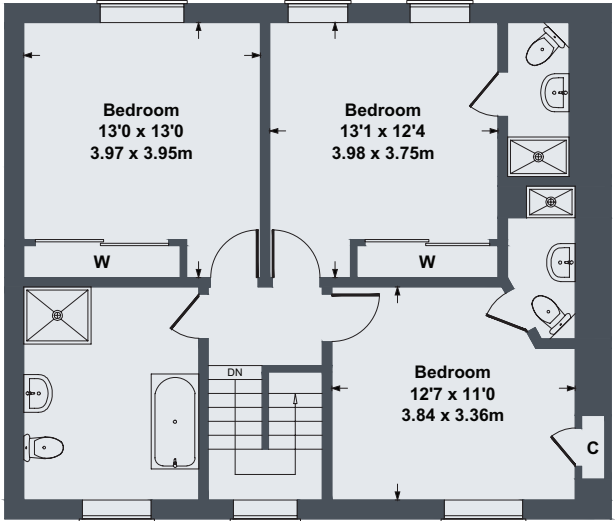
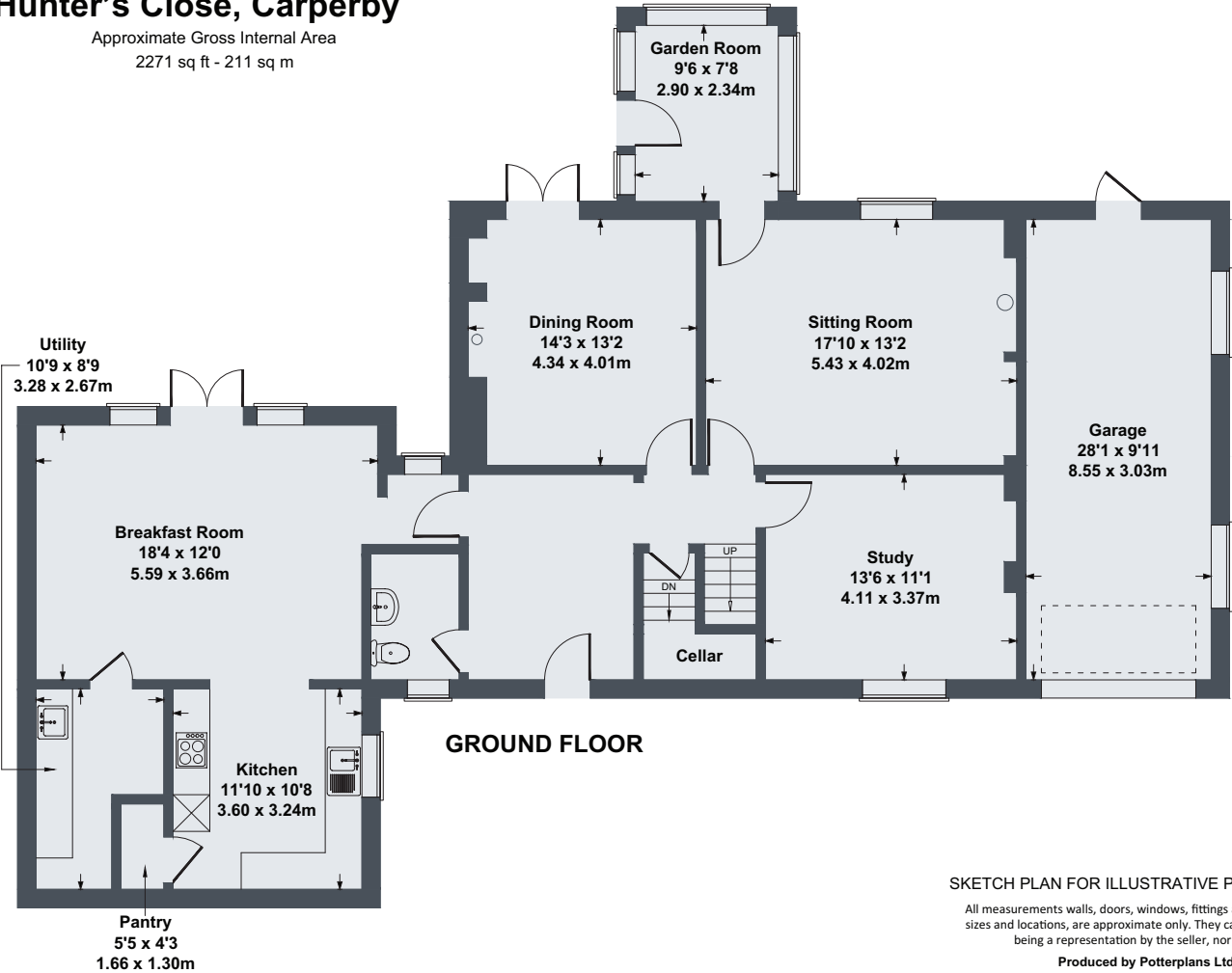
#### Wayleaves and Covenants

Hunters Close is sold subject to and with the benefit of all existing rights, including rights of way, light, drainage, water and electricity and all other rights and obligations, easements and all wayleaves or covenants whether disclosed or not.



# Hunter's Close, Carperby

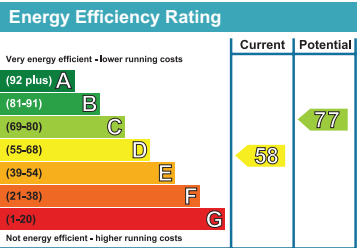
Approximate Gross Internal Area  
2271 sq ft - 211 sq m



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. 2025



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Particulars written: May 2025

Photographs taken: May 2025