



CAIRNVIEW
Preston Under Scar, Leyburn



GSC GRAYS

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CAIRN VIEW

Leyburn, DL8 4AH

An attractive and beautifully-presented detached period cottage with superb views across the Yorkshire Dales to the rear.

ACCOMMODATION

This charming property is believed to date back to the 17th century and has had many guises over the years including the local Post Office and shop. The cottage is beautifully presented and has been well-maintained with an abundance of character features and sympathetic décor.

Some of the features of note include exposed beams and stonework, stone flagged flooring throughout the ground floor, various inglenooks and alcoves, period-style doors, window seats, sliding sash windows, stone shelving, bespoke kitchen housing the original ceramic sink as well as wood panelling and stone walled gardens.

There are two good-sized reception rooms as well as a farmhouse-style dining kitchen and useful areas including a dairy/pantry and entrance porch. There are three good-sized double bedrooms, a high-quality house bathroom complete with rolltop bath and an en suite guest bedroom.

The property would be ideal for a wide variety of purchasers looking to be in a position to explore the Yorkshire Dales with lovely views to the rear, beautifully-landscaped gardens and turnkey accommodation with a superb finish.



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Situation and Amenities

Preston under Scar sits on the south-facing side of Wensleydale and offers a variety of footpaths and walks along with links to the nearby villages of Redmire and Wensley, both of which have 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.

This desirable village has a thriving local community. 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 supermarket, pubs and eateries as well as cafes, a sports centre and the renowned Tennants.

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





Accommodation

The entrance porch has exposed stonework and beams and leads through to the formal dining room, which has two windows to the front as well as beautiful storage areas and a log-burning stove. From the dining room, there is access through to the substantial sitting room, which has a log-burner within an attractive stone surround, stone shelving, a door leading to the garden, stairs to the first floor and a door to the dining kitchen.

The dining kitchen has bespoke fitted units with quality oak worktops, original stone sink, integrated dishwasher and washing machine and an Aga with stone surround. There is ample space for a dining table as well as a door leading into the dairy. The dairy acts as a pantry with stone-flagged flooring and various stone shelves, ideal for storage.



To the first floor, there is a landing leading to the bedrooms and house bathroom. The principal bedroom is a spacious double with a character fireplace with stone surround and a window seat to enjoy the lovely views at the rear. The second bedroom, also a double, has a window overlooking the rear views and a neutrally-decorated en suite shower room complete with limestone flooring, corner shower, basin and w.c. The third bedroom, again a double, has a window to the front with window seat.

The house bathroom has a rolltop bath, vanity basin with marble top and high cistern w.c.

Gardens

The property is approached by a timber gate opening to a stone-flagged pathway and seating area at the front of the property. There are stone-walled boundaries and well-stocked flower beds and borders.

The rear garden is beautifully-landscaped with substantial, well-stocked flower beds and borders, box hedging, various roses and mature wisteria. There is a patio seating area adjacent to the property and a central lawn complete with box hedging and Yorkshire roses in the centre. There are stone-walled boundaries and a useful potting shed which also houses the oil tank.

We understand that there is a right over the neighbour's driveway to access the rear garden and also for oil deliveries.

Services and Other Information

Oil-fired central heating. Mains water, electric and drainage.

Wayleaves and Rights of Way

Cairn View 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.

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

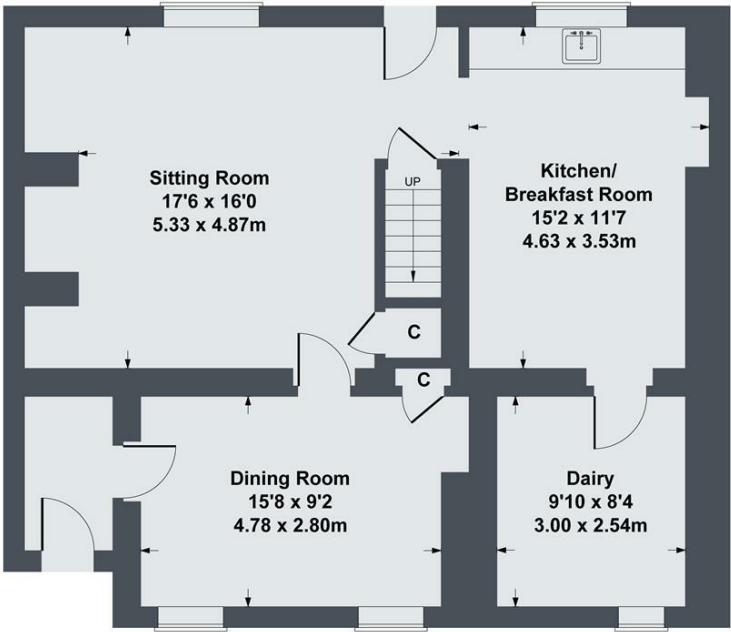
North Yorkshire Council. Council tax band E.

Particulars and Photographs

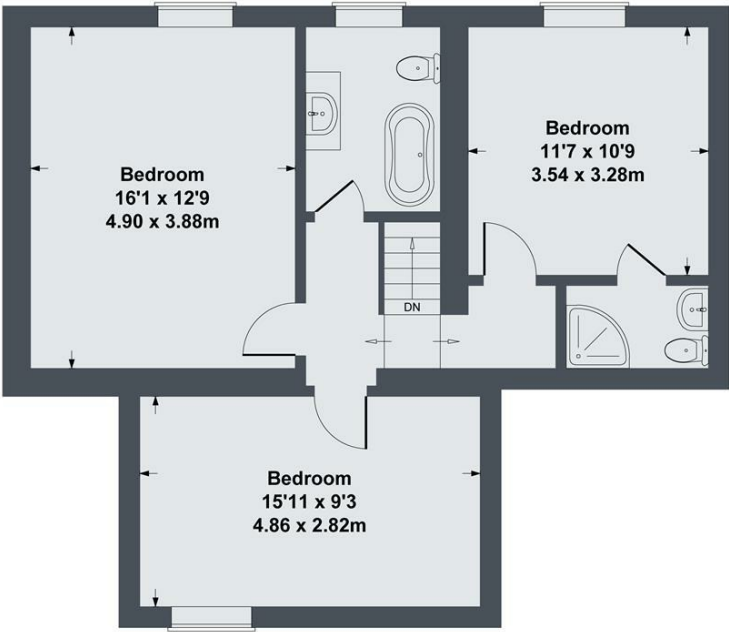
Particulars prepared and photographs taken June 2025.

Cairn View, Preston Under Scar

Approximate Gross Internal Area
1518 sq ft - 141 sq m



GROUND FLOOR

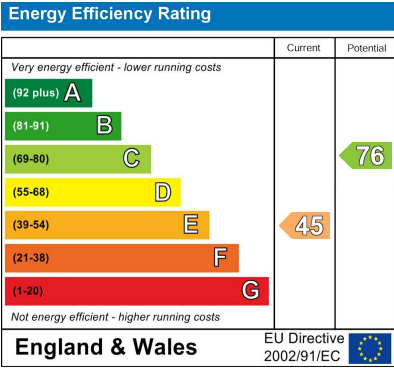


FIRST FLOOR

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. 2025



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