



MARLBECK HOUSE  
Aysgarth, Leyburn



GSC GRAYS

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# MARLBECK HOUSE

Leyburn, DL8 3AH

An attractive, well presented Victorian property, with far reaching views to the rear over Wensleydale including Bolton Castle. No onward chain.

## ACCOMMODATION

Marlbeck House offers spacious accommodation which is beautifully presented and has been recently re-decorated, including a newly fitted farmhouse kitchen.

The property offers plenty of character including original exposed timber floorboards, alcoves and traditional cupboards, bay and sash windows, period fireplaces, AGA, stone shelving in the Dales pantry and the original staircase.

This double fronted three/four bedroom home has a traditional layout and the added benefit of a stone barn which has been incorporated into the living accommodation, to provide an additional reception room/studio and first floor accommodation.

Externally, there are landscaped gardens with various, lawns, flower beds and seating areas to enjoy the uninterrupted views.



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## Situation and Amenities

The popular village of Aysgarth in Wensleydale is positioned in the heart of the Yorkshire Dales National Park. Leyburn is the nearest market town about 9 miles east, whilst the historic town of Richmond is 16 miles away.

The village has a thriving local shop, two pubs, a garage, doctors' surgery, post office, restaurant and a church along with the famous Aysgarth Falls. Leyburn offers a full range of shops and services. The nearest primary schools are Askrigg & Bainbridge Primary and Nursery about 2 miles further up the Dale and West Burton Primary School approximately 2 miles away whilst Wensleydale School and Sixth Form College is in Leyburn. Aysgarth Prep School is in Newton-le-Willows about 15 miles down the Dale.

Aysgarth is very accessible, being only 18 miles from the A1 at Bedale and about 22 miles from Northallerton train station on the main East Coast rail line with regular connections to London (around 2 hrs 20 mins), York (30 mins) and Newcastle (45 mins). The nearest international airport is Leeds/Bradford.

The main attraction of the location is, however, the stunning scenery of the Yorkshire Dales National Park, right on the doorstep, with its abundance of trails and waterfall walks suitable for all abilities, with pubs and cafés welcoming visitors from far and wide. Travel a little further afield to discover more excellent restaurants, Bolton Castle, Richmond Castle, White Scar Caves, Hardraw Force and the Black Sheep Brewery at Masham.





## Accommodation

There is an entrance vestibule with the original stained glass door leading into the hall with traditional tiled floor, stone staircase and provides access to the sitting room, dining room, kitchen, pantry and cellar.

The sitting room has an exposed original timber floor, a bay window to the front and a central fireplace with hearth, surround and decorative alcoves to either side. The dining room also has a box bay window, a fireplace with stone-flagged hearth and multi-fuel stove, with alcoves to either side.

There is a spacious Dales pantry which has original stone shelves and space for a free standing fridge/freezer. Adjacent to the pantry, there is a door leading down to the cellar, which has a flagged floor and shelving.

The kitchen has newly fitted traditional style units, with solid wood worksurfaces, integrated dishwasher an LPG AGA, ceramic 1 1/2 bowl sink and space for a dining table. There are traditional style cupboards, an alcove with shelving, an original built-in cupboard with doors, stone-flagged floor and a window offering impressive views down the garden and over Wensleydale.

Two stone steps lead down to the utility, with further fitted units, an additional Belfast sink and space for white goods and an additional cooker, perfect for an additional preparation area. There are doors to the ground floor W.C, the rear garden and this leads down to the former barn.



This additional living space offers potential for a variety of uses such as a breakfast room, study, studio or family room, with windows enjoying the views.

A staircase leads up to the first floor of the barn, which is well-lit with two Velux windows, a multi-fuel stove with tiled surround and stone hearth, a further two windows to the side and a Juliet balcony offering views over the garden and Dale beyond. Currently used as a guest bedroom, this would make a lovely studio or home office.

The main first floor landing gives access to three double bedrooms and the family bathroom, which has a step-in shower cubicle, panelled bath, W.C and a hand wash basin.

The principal bedroom has two large windows overlooking the village green, a walk-in wardrobe and an en-suite with step-in shower, W.C and hand wash basin.

The second bedroom also has an en-suite, with step-in shower, vanity basin and W.C and the third bedroom has exposed beams, a fitted wardrobe and a window providing fabulous views.

### Externally

To the front of the property there is a patio area and path to the front door, with wrought iron railings.

The rear gardens are somewhat elevated and enjoy a wonderful view over the farmland and fields beyond, down towards the river, Aysgarth Falls and the James Herriot Way. There are various gravelled and patio areas, and two original stone stores attached to the converted barn. Steps lead down to the main lawn, where there is mature planting, a garden shed, and terrace seating at the end of the garden to enjoy the view.

We understand there is a right of access through the neighbours garage area and a pedestrian gate, providing access to the rear garden.

### Owners Insight

"The best view in Wensleydale".

### 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.

### Services & Other Information

LPG central heating. Mains water, electricity and drainage.

### Local Authority

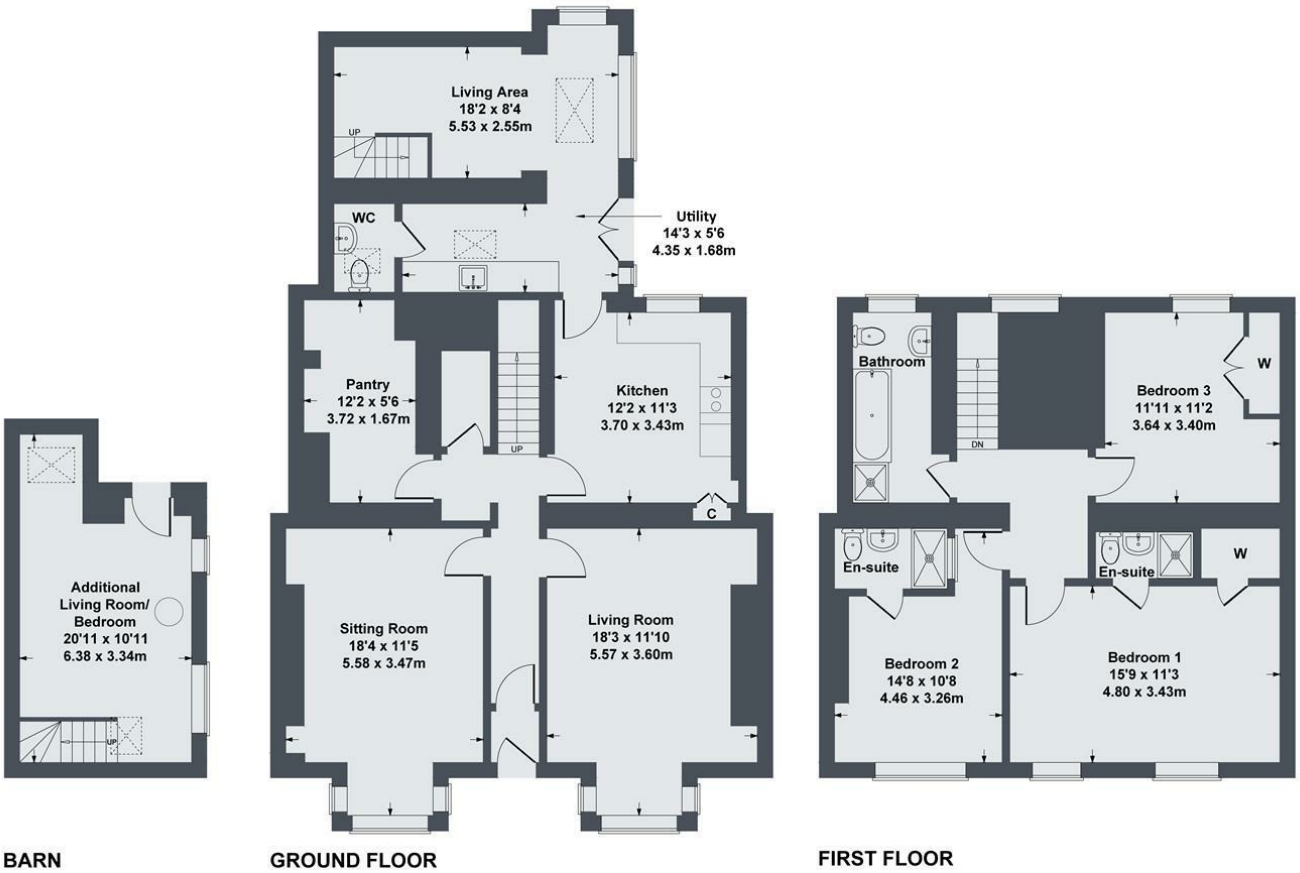
North Yorkshire Council. Council tax band E.

### Particulars and Photographs

Particulars prepared and photographs taken June 2025.

Marlbeck House Aysgarth, Leyburn, DL8 3AH

Approximate Gross Internal Area  
2174 sq ft - 202 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

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		
	56	72
England & Wales		EU Directive 2002/91/EC



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