



GSC GRAYS  
PROPERTY • ESTATES • LAND

DRUMLINS

Aysgarth, Leyburn

# DRUMLINS

AYSGARTH, LEYBURN, DL8 3SP

AN ATTRACTIVE, STONE-BUILT, DETACHED BARN CONVERSION, TUCKED AWAY ON THE OUTSKIRTS OF THE POPULAR VILLAGE OF AYSGARTH, WITH LAND, EXTENDING TO APPROXIMATELY 1.97 ACRES

## Accommodation

Entrance Hallway • Sitting Room • Dining Kitchen  
Utility Room • Three Bedrooms • Two Bathrooms

Annexe with Sitting Room, Breakfast Kitchen, Wet Room and Bedroom

## Externally

Three Paddocks • Ample Parking • Garage • Patio Seating Areas • Stable



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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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

Drumlins lies on the edge the popular village of Aysgarth in Wensleydale, at 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 and a church, while Leyburn offers a full range of shops and services. The nearest primary school is Askrigg & Bainbridge Primary and Nursery, about 2 miles further up the dale and 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 excellent restaurants, Bolton Castle, Richmond Castle, White Scar Caves, Hardraw Force and the Black Sheep Brewery at Masham.

## Drumlins

The property benefits from a wraparound plot with lovely views towards the Fells. There is spacious living accommodation along with the flexibility of a self-contained annexe which also links into the main house enabling it to be used for multi-generational living, potential holiday let or additional reception rooms.

Drumlins has a unique layout with the main living accommodation situated to the first floor, to enjoy the views over the private paddocks. The property has quality fixtures and fittings along





with various character features including vaulted ceilings with exposed beams, log-burning stoves, sliding sash windows, oak stable and latch doors and dry-stone walled boundaries, to name a few.

Externally, there is ample parking, a substantial garage and spacious patio seating areas looking onto the paddocks. The property would be ideal for those who are looking for a hobby farm or equestrian facilities with stabling available and three grazing paddocks, accessed directly from the property.

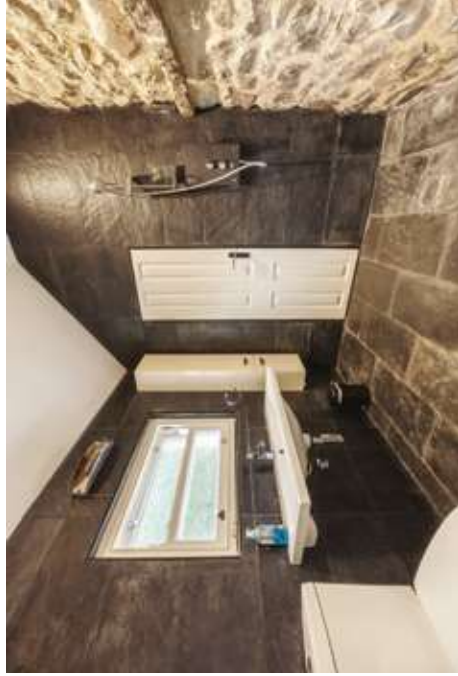
### Accommodation

The entrance hall has an oak staircase to the first floor and provides access to the ground floor bedrooms, bathrooms and utility room.



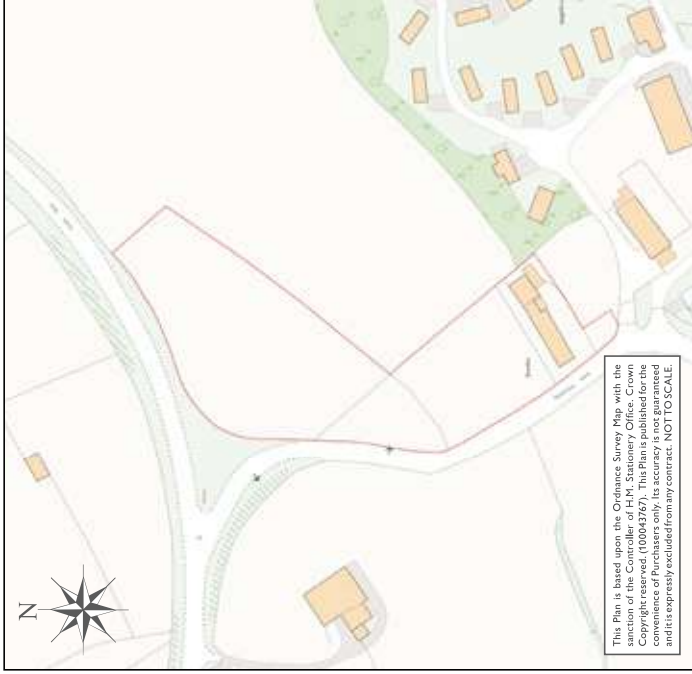
The first floor living accommodation includes a substantial sitting room with a lovely dual aspect, oak flooring, vaulted ceiling and a log-burning stove and an exposed stone wall. Steps lead through to the dining kitchen, which has bespoke oak fitted units, including a centre island, integrated appliances and green slate work surfaces, as well as a Range cooker, ample space for a dining table and a stable door leads onto the patio.

To the ground floor, the hallway provides access to three good-sized double bedrooms, all with windows to the front. There are two bathrooms, both of which benefit from neutral tiling, including a shower room and a large house bathroom.



The annexe has its own private entrance and can also be accessed from the Jack and Jill-style shower room, which links through to the principal bedroom within the main house. There is a kitchen with cream-fronted units, a breakfast bar area and space for free-standing white goods, along with a sitting room, double bedroom and the aforementioned wet room with black slate tiling and exposed stone wall.

If desired, the annexe could easily be incorporated into the main living accommodation, but also offers flexibility for a variety of uses including a home office, gym or playroom.



**Gardens and Grounds**

The property is approached by a driveway leading to ample parking for several vehicles and onwards to the substantial garage. The double garage has double doors, light and power connected.

To the front of the property, there are various flower beds and borders along with raised, stone-flagged patio seating areas. There is access from both sides to the rear gardens, where there is a substantial, raised stone-paved seating area enjoying views over the paddocks. There is a slight drop to a large grassed area which is currently used as a lawn but we understand is classed as paddock land.

**Land and Outbuildings**

The land is currently separated into three paddocks, including the area used as an extension of the garden, perfect for equestrian use or a hobby farm. There is also a purpose built stable attached to the property, which has access to the paddocks.

**Owner's Insight**

We love the views and changing scenery from the upstairs windows. The position of the house, being just outside of Aysgarth and West Burton, is within easy and walkable access to nearby pubs and restaurants. The house is versatile, with the annexe being used by friends and relatives and also being available for the teenagers to have their own space or parents when they visited. Watching the lambs and sheep in the neighbouring field is always quite comical.

**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 (Drumlins) and A (Annexe)

**Services**

Oil fired central heating. Underfloor heating to the first floor and radiators to the ground floor. Mains water and electric connected. Septic tank drainage.

**Wayleaves and Covenants**

Drumlins 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.

We understand that the entrance to the driveway is shared with the neighbouring property and there is a right of access in favour of Drumlins to the private driveway.

We understand that there is a right of access over one paddock in favour of a neighbouring farmer to access their land.

**what3words**

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Drumlins, Aysgarth, Leyburn, DL8 3SP

Approximate Gross Internal Area  
2648 sq ft - 246 sq m



Ground Floor

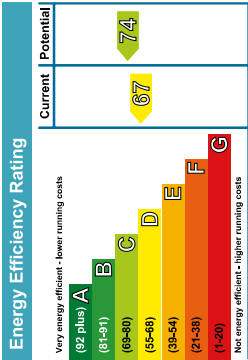


First Floor

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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6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: August 2025  
Photographs taken: August 2025