



# HANLEY HOUSE

Railway Street, Leyburn, North Yorkshire



# HANLEY HOUSE

RAILWAY STREET, LEYBURN, NORTH YORKSHIRE, DL8 5EH

AN EXCEPTIONAL, IMMACULATEDLY PRESENTED, THOUGHTFULLY EXTENDED AND COMPLETELY REFURBISHED DETACHED HOME BENEFITTING FROM SUPERB VIEWS IN A PRIME LEYBURN TOWN CENTRE LOCATION. THE PROPERTY ENJOYS SPACIOUS ACCOMMODATION ALONG WITH A WONDERFUL LARGE BALCONY OFFERING INCREDIBLE VIEWS ACROSS THE DALE.

## Accommodation

Large Reception Hall • Ground Floor W.C. • Living and Dining Room  
Kitchen and Garden Room with Stunning Views • Landing

Principal Bedroom with Dressing Room, Luxurious En Suite Bathroom and Doors out to the Balcony • Two Further Double Bedrooms • Family Bathroom

## Externally

Gated Driveway • Garage and Utility Area with Courtesy Door  
Landscaped Gardens • Patio Terraces



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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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 independent shops, as well as a Co-Operative supermarket, various pubs and eateries.

There is an active community with several sports and social clubs, as well as a primary and secondary school 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.



### Hanley House

Hanley House is a fully refurbished and extended detached residence in a prime Leyburn town centre location, enjoying magnificent views across the Dale. The property has undergone a complete transformation by the current owner to an exacting standard, including full re-wiring, re-plumbing, a brand new heating system, new double glazing and a completely new roof, alongside a significant extension that enhances both space and functionality. Underfloor heating has been added to the reception hall and kitchen, complementing the home's high-quality finish throughout.

With Leyburn's vibrant shops, eateries, schools and excellent transport links close by, Hanley House offers a wonderful lifestyle opportunity in an enviable setting.

### Accommodation

The substantial reception hall at Hanley House provides an impressive welcome to the property. There is a courtesy door to the garage and utility area, access to the ground floor cloakroom, a window to the front and double doors to both the living/dining room and kitchen.

The spacious living and dining room is open-plan with a feature fireplace, a window to the side and a bay window to the rear overlooking the garden and beyond, across the Dale towards Middleham.

Positioned at the rear of the house, the impressive, high-quality kitchen features a range of fitted units, ample larder storage, a full-length fitted fridge and a stainless steel sink with window above, offering glorious views out to the rear. The central island has an inset sink with Qooker tap along with a waste disposal unit. The electric three-oven Aga is programmable with independent controls and an extractor fan over.

The garden room is where you will spend so much time with friends and family, seamlessly blending in with the kitchen to create a wonderful social space. It is a comfortable, dual aspect area with a large bay window and double French doors leading out to the patio, letting in plenty of sunlight and offering incredible views over the rear gardens and across the Dale.

To the first floor, there are doors to the family bathroom, principal bedroom and two further double bedrooms, one overlooking the rear garden and the other enjoying a dual aspect to the front and side.

The principal bedroom suite is the height of luxury and has double French doors leading out to the balcony, which is enclosed with railings and provides a lovely space to sit and





enjoy the views over the railway bridge and out towards the fields and hills beyond.

There is a stylish en suite with twin wash hand basins, quartz marble work surfaces, storage cupboards, a Victorian-style radiator and a panelled bath with mixer tap and shower. A further door leads through to the dressing room, which has twin sets of wardrobes and drawers to a high specification, along with a central dressing table.

The light and spacious family bathroom has a luxurious feel with high-quality fixtures. There is a step-in shower cubicle, bath, low-level w.c and fitted storage units with inset hand wash basin.

#### **Externally**

To the front of the property, there is a gated driveway providing off-road parking, with a border to one side. A gate leads through to the rear garden, which has been landscaped to an exceptional standard and offers a range of spaces to relax and enjoy the views.

Immediately adjacent to the kitchen, there is a large, wraparound patio, perfect for entertaining and enjoying the stunning vista. Steps lead down to the expansive lawn, which is bordered with shrubs and hedging and features a pond and rockery.

#### **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 D.

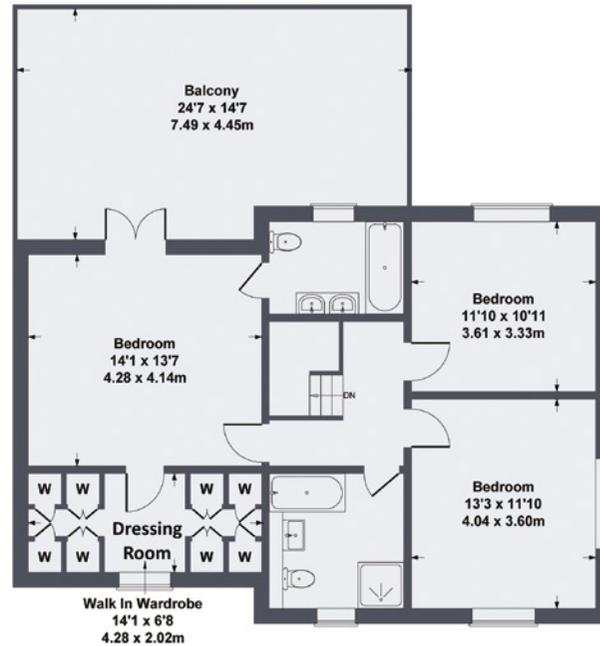
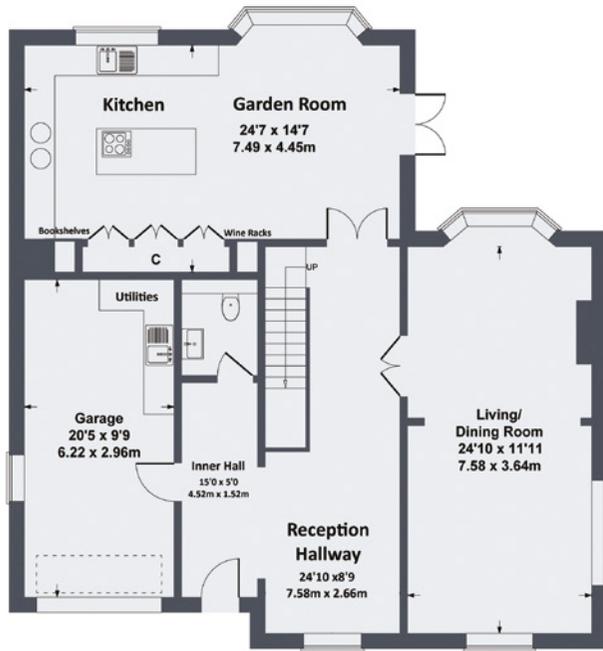
#### **Services**

Mains electricity, gas, water and drainage.

#### **Wayleaves and Covenants**

Hanley House 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.

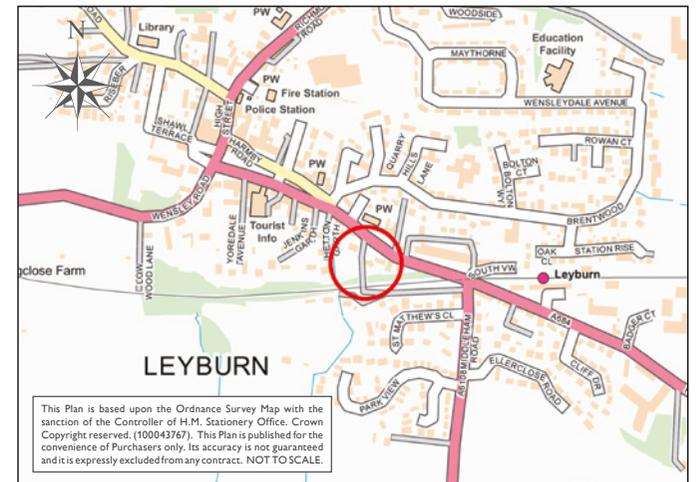
# Hanley House, Railway Street, Leyburn, DL8 5EH



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. 2026



## Energy Efficiency Rating

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>	67	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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

Particulars written: February 2026

Photographs taken: February 2026