

5 MOUNT DRIVE  
Leyburn



**GSC GRAYS**

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# 5 MOUNT DRIVE

Leyburn, DL8 5JQ

This beautifully presented, detached bungalow offers generous, light-filled living space with stunning views over the surrounding farmland.

Featuring a spacious living room, elegant dining room, well-equipped kitchen, utility area and a bright conservatory, it provides flexible and comfortable accommodation. There are three bedrooms including two doubles with fitted storage, along with a modern family bathroom.

Externally, there are landscaped front and rear gardens, two driveways, a garage, patio and seating areas and a pond, all surrounded by expertly crafted dry-stone walls, creating an exceptional and private outdoor setting.



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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.





## Accommodation

The front door leads into an entrance hall, where there is cloak storage, a boiler cupboard and access to the kitchen, living room and bedrooms.

The large living room has a box bay window to the front and a central fireplace. Double doors from here open into the good-sized dining room, which also has a box bay window to the front along with a window to the side, letting in plenty of light.

A door from the dining room opens up to the kitchen, which has a range of floor and wall-mounted units with granite work surfaces, a fitted Aga, a ceramic one-and-a-half-bowl sink and draining unit, fitted fridge and freezer, fitted dishwasher, a window to the side and a window overlooking the garden and fields beyond.

Adjacent to the kitchen is the utility area, which has a stainless steel one-and-a-half-bowl sink and draining unit, storage units, w.c and plumbing for utilities. A door leads into the rear lobby, with a further door opening into the spacious conservatory, which enjoys privacy and views over the gardens and fields beyond.



The front bedroom has a large double wardrobe, whilst the rear bedroom has a range of fitted furniture and offers views out over farmland. The third bedroom is currently used as a study and has a range of fitted furniture and a window overlooking the rear garden and fields beyond.

The family bathroom has a step-in shower cubicle, low-level w.c, panelled bath, pedestal hand wash basin, heated towel rail and frosted window to the rear.

### Externally

There are lovely gardens to both the front and rear of the property. The front garden is landscaped with paths, mature beds and hedging along with some beautiful handcrafted stone ornamental sculptures. There are two, separate, block-paved driveways to either side of the property. One of these, to the front, is double-width and continues up to the single garage.

The rear garden is beautifully maintained and offers patios, a variety of seating areas, terraced lawns, beds, mature trees and a pretty rockery area that drops down to a pond. The property is surrounded on all sides by dry-stone walling constructed by the owner, a renowned local dry stone waller.

### Tenure

The property is believed to be offered freehold with vacant possession on completion.

### Viewings

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

### Local Authority

North Yorkshire Council. Council tax band E.

### Services

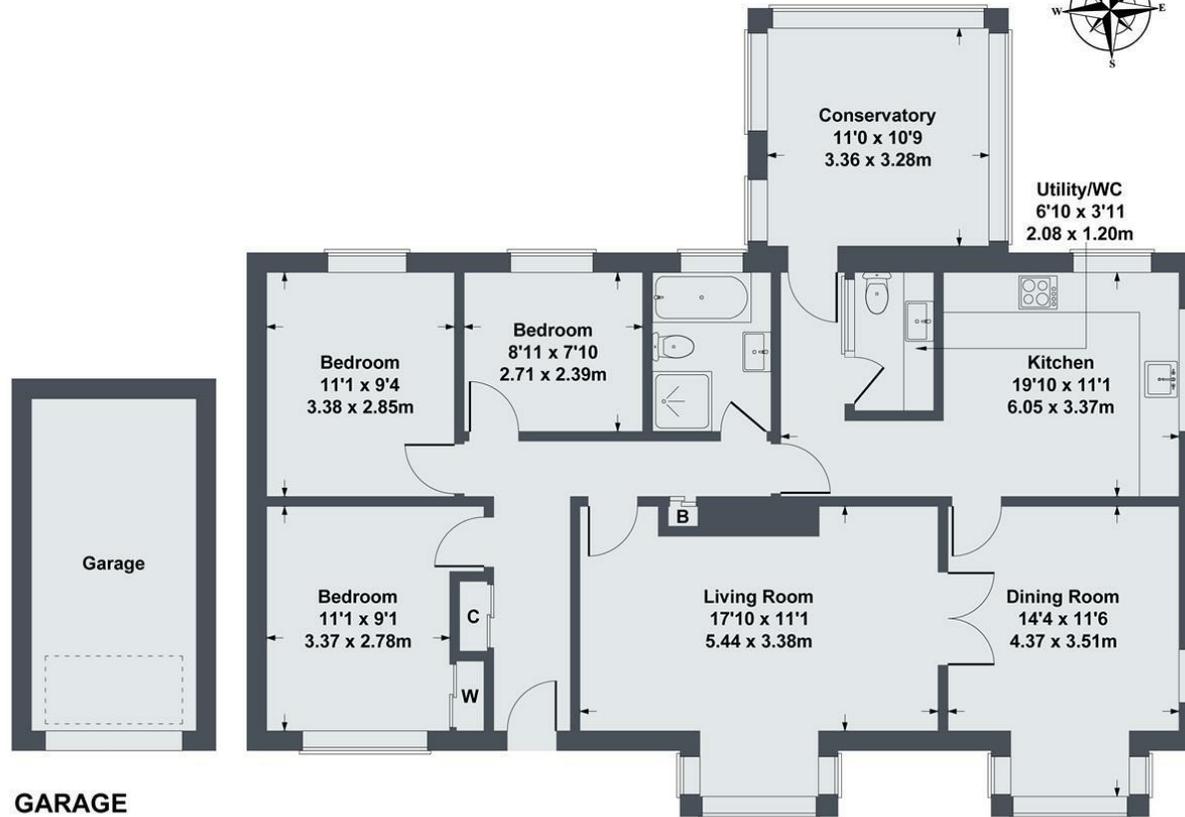
Mains gas, electric, water and drainage. 16 solar panels assist with the bills and we understand these are owned wholly by the owners. There is also a battery system for the solar panels, located within the garage.

### Particulars and Photographs

Particulars prepared and photographs taken March 2026.

# 5 Mount Drive, Leyburn DL8 5JQ

Approximate Gross Internal Area  
1206 sq ft - 112 sq m



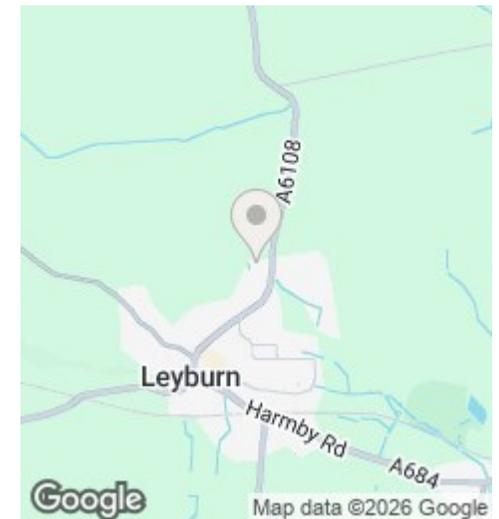
**GARAGE**

## 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>88</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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