



ROOK HILL, BAINBRIDGE
Leyburn



ROOK HILL

Bainbridge, Leyburn DL8 3EE

Rook Hill is a wonderful, semi-detached, four bedroom character home offering generous, well-balanced accommodation throughout.

Period features include fireplaces, coving and picture rails, complemented by a warm living room and a large farmhouse-style kitchen. To the first floor, there are four bedrooms, a family bathroom and a separate shower room.

Additional highlights include a versatile utility and boot room, plentiful storage and attractive views over well-maintained gardens, countryside and the village green to the front.



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Situation and Amenities

The attractive village of Bainbridge, with its traditional village green, lies in the heart of the Yorkshire Dales National Park. Amenities on offer include a primary school, shop with twice weekly post office facilities, butcher's shop, tea room, garage, pub and an award winning restaurant at Yorebridge House.

The nearby market towns of Hawes and Leyburn offer several supermarkets, hotels, public houses, markets and livestock auctions, with secondary schools at both Leyburn and Richmond. There are also private education facilities at Newton le Willows and Sedbergh. Buses connect to Hawes, Leyburn, Bedale and Richmond.

Hawes is 4 miles and Leyburn is 13 miles. Access to A1 North/South at Catterick (22 miles). Mainline train stations at Northallerton (31 miles), Darlington (33 miles) and Garsdale station (11 miles). Airports at Teesside, Newcastle and Leeds Bradford. Please note that all distances are approximate.





Accommodation

A charming stable door opens into the entrance hall, which has a tiled floor and is filled with natural light from the striking feature window on the half landing, which overlooks the rear gardens, creating a bright and welcoming first impression.

The spacious dining room is rich in character, boasting a beautiful feature fireplace with tiled hearth and marble surround. Additional period details include picture rails with hanging hooks, decorative coving and a window. The principal living room is a warm and inviting space, centred around an attractive marble fireplace with a wood-burning stove; ideal for relaxing with family.

The farmhouse-style kitchen is a generous and sociable room, fitted with a range of units and offering space for a large Range cooker. There is ample room for a dining table, along with a kick-space heater, fitted cupboards and larder storage, space for a fridge and freezer and plumbing for both a washing machine and tumble dryer. A window overlooks the rear garden.

From the kitchen, doors lead to the rear porch and an inner lobby, which provides access to the large, impressive cellar offering plenty of storage with stone shelving. A further door opens into the utility and boot room, which is an excellent and flexible space offering potential for use as a preparation kitchen if desired. The room benefits from plentiful electrical sockets and a door leading out to the rear gardens and driveway, completing this versatile ground floor accommodation.



First Floor

The return staircase rises to a half landing, enjoying attractive views over the rear gardens and the open countryside beyond. The main first floor landing is a spacious area, suitable for occasional furniture, with doors providing access to four bedrooms, a family bathroom and a separate shower room.

The principal bedroom benefits from a comprehensive range of built-in wardrobes, a vanity wash basin with storage beneath and a front-facing window overlooking the village green and beyond. Two further bedrooms also enjoy similar front-facing views, one of which is a generous double bedroom whilst the other is currently used as a home office. There is also a double bedroom positioned to the rear, overlooking the gardens.

The large family bathroom is well-appointed, featuring a sunken bath with jet feature, a step-in shower cubicle, low-level w.c, hand wash basin, heated towel rail and a window with views across the rear gardens and rolling hills beyond. In addition, there is a separate shower room fitted with a low-level w.c, hand wash basin, step-in shower cubicle and an airing cupboard, providing excellent facilities for family living.

Externally

To the front of the property, there is a right of access across a neighbouring driveway, giving access to a five-bar gate opening into the property. The gravelled driveway offers plenty of parking for multiple vehicles and there is a large timber shed.

The beautiful rear garden is peaceful and boasts a wildlife pond, a variety of planting, a gravelled entertaining area and a potting shed. The property is surrounded by trees, creating a sense of privacy.

Owner's Insight

Rook Hill has a homely, comfortable atmosphere with lots of space and high ceilings. It's nice to descend the stairs and see a lovely Spring/Summer garden from the landing window.

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 F.

Services

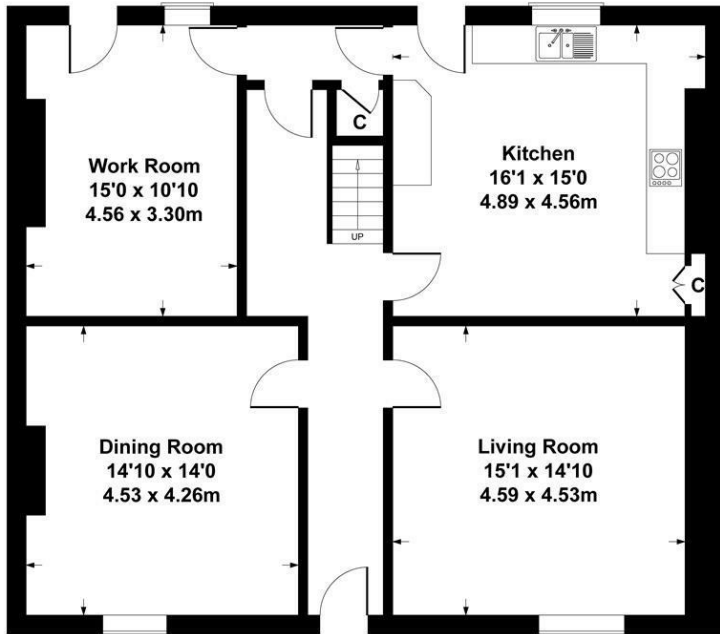
Mains electricity, drainage and water. Oil central heating.

Particulars and Photographs

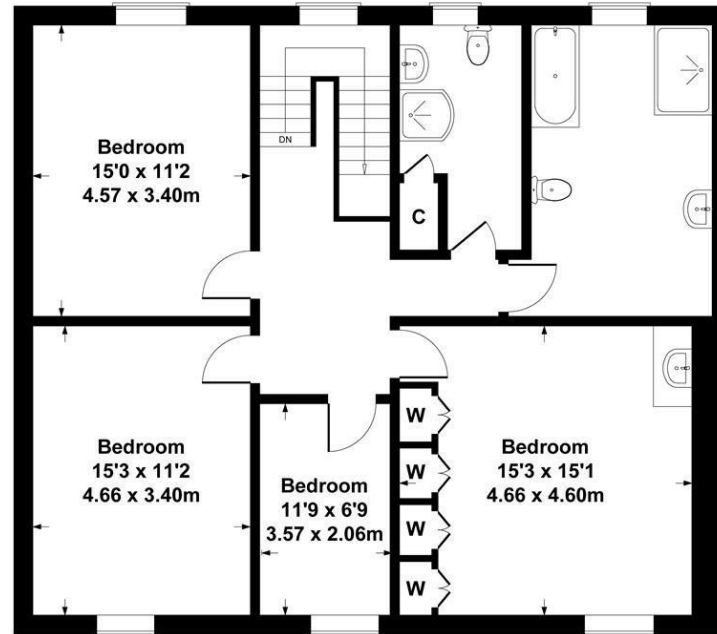
Particulars prepared and photographs taken April 2026.

Rook Hill Bainbridge, Leyburn, DL8 3EE

Approximate gross internal area
House 196 sq m - 2110 sq ft



GROUND FLOOR

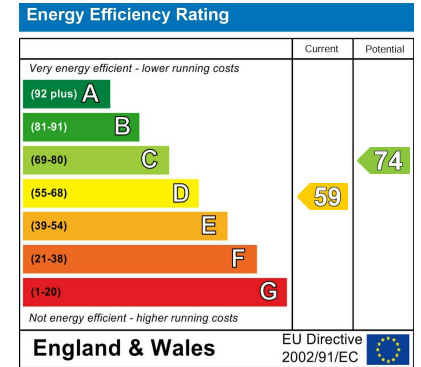


FIRST FLOOR

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. 2026



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