



THE OLD CHAPEL
Barden, Leyburn



GSC GRAYS

PROPERTY • ESTATES • LAND

THE OLD CHAPEL

Leyburn, DL8 5JS

An attractive newly renovated chapel conversion, offering contemporary and flexible accommodation, with fantastic views towards Wensleydale.

ACCOMMODATION

The property has been renovated to a high specification, with several original features and character, including a stained glass window in the kitchen and vaulted ceiling, arched windows, original front door and double pine doors from the porch into the open plan living area.

The living accommodation is open plan with a substantial living area, leading into the quality kitchen, with integrated appliances, Rangemaster cooker, breakfast bar and composite worktops. There is a generous principle bedroom, complete with quality shower room and French doors leading to the private tiered patio.

To the first floor, there are two further double bedrooms, with fitted storage and wardrobes and a contemporary house bathroom.

Externally, there is private parking and low maintenance gardens to the front and rear, including a raised seating area, to enjoy the views.



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Situation and Amenities

The rural hamlet of Barden is situated approximately 4 miles from Leyburn and 5 miles from Richmond. Both market towns offer a wide variety of amenities including many excellent local and artisan shops, a weekly outdoor market, filling station, dentist, primary and secondary schools and a sixth form colleges. Leyburn is also home to one of the largest auctioneer houses in the UK, Tennants, on the eastern outskirts of the town.

The area benefits hugely from tourism, being situated on the edge of the Yorkshire Dales National Park and has good communications and easy access from the A1 at Catterick (9 miles approximately). The nearest train station is at Northallerton (about 18 miles) with a regular service on the east coast main line to York, Newcastle, London or Edinburgh. Leeds Bradford is the nearest international airport but there are an increasing number of services now being offered from Durham Teesside airport.





Accommodation: Ground Floor

The bespoke front door leads into an entrance porch with double doors entering into the open plan living room. The living room, has original windows to the front and rear, a useful storage cupboard and stairs to the first floor.

There is an opening to the breakfast kitchen, with two tone solid wood units, complete with integrated Hoover and Bosch appliances; dishwasher, fridge/ freezer, wine cooler and Rangemaster cooker. The island has a sink and there are composite worktops and solid wood breakfast bar. The kitchen has a triple aspect, French doors to the rear garden, as well as feature lighting. Tiled flooring in the kitchen leads to a useful utility with fitted cupboards to house a washing machine and tumble dryer and ground floor WC.

The principle double bedroom is situated to the rear with French doors to the rear garden and private en-suite complete with shower, vanity basin and WC.



First Floor

The first floor landing with veneered oak doors leads to two double bedrooms with fitted wardrobes and storage, as well as feature and Velux windows. There is also a contemporary house bathroom, complete with P shaped bath, shower above and a vanity basin and WC.

Gardens and Grounds

There is a driveway to the side providing private off road parking and a raised patio to the front to enjoy the open views over countryside.

A stone paved pathway to both sides of the property lead to the private rear patio garden, with a lower seating area adjacent to the kitchen and principle bedroom. There are stone steps to a raised seating area, showcasing elevated far reaching views, with timber Yorkshire board panelling and feature lighting. We understand that a handle rail and balustrades are due to be fitted to the elevated patio.

Services & Other Information

The property is served by air source heat pump. There is underfloor heating to the ground floor and radiator heating to the first floor. There is a private water treatment plant, mains water and electric. The vendor has agreed to pay a £3,000 contribution towards the floor coverings of the buyers choice.

Tenure

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

Local Authority

Richmondshire District Council. Council tax band D.

Particulars and Photographs

Particulars prepared May 2024.

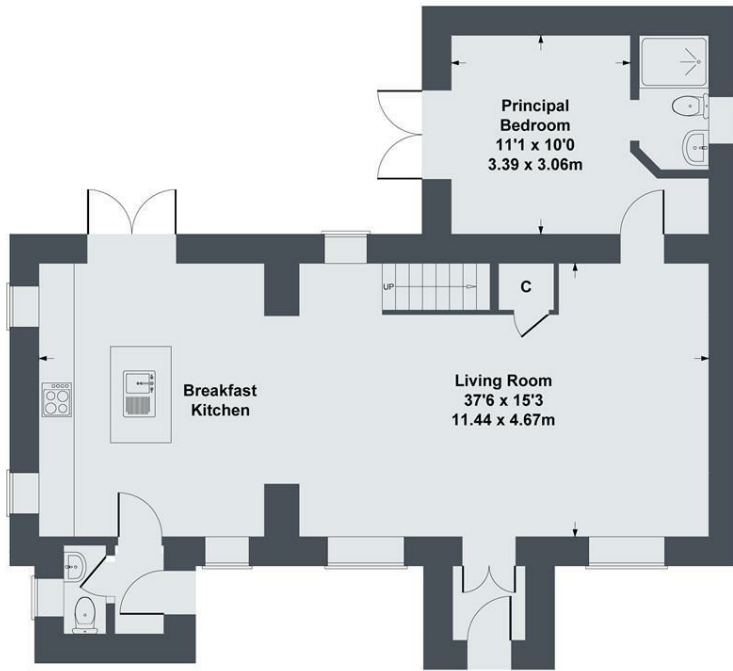
Photographs taken May 2024.

Viewings

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

The Old Chapel, Barden, North Yorkshire, DL8 5JS

Approximate Gross Internal Area
1389 sq ft - 129 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			62
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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