



THE COACH HOUSE
Bainbridge, Leyburn



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THE COACH HOUSE

Leyburn, DL8 3EE

An attractive, stone-built, converted coach house with a wealth of character features and lovely views across the Dales.

ACCOMMODATION

The property has an array of character features and quality fixtures and fittings including a bespoke kitchen, various archways and alcoves, stone-flagged and oak flooring, oak staircase, latch doors, exposed beams and sash windows to name a few. There are also the original granary steps, which are a lovely feature, and a balcony with wrought-iron railings to the principal bedroom.

The Coach House offers comfortable accommodation for those looking for either a permanent or second home within the Yorkshire Dales, with a well-equipped kitchen, cosy living room and two bedrooms to the first floor, as well as an attic room which could be used as a home office.

There is the additional benefit of a separate living space, attached to the garage, which has a laundry room, spacious multi-functional room and a shower. This area has the potential to create guest accommodation or an annexe, subject to consents.

There is also an attractive, cottage-style garden, parking and a garage.



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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, post office, butcher's shop, 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, 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

The front door leads into an entrance porch, currently used as a log store area. The rear porch is used as the main entrance to the property and has space for cloak storage.

The dual aspect living room is well-lit from a window to the side and a large, arched feature window to the front. An oak staircase leads up to the first floor and there is an attractive log-burning stove with wooden mantel above, various alcoves and space for both seating and dining areas.

From the living room, a step up leads to the kitchen, which has been fitted with quality bespoke units with sage green frontage, leathered granite tops, Belfast sink, Range cooker and space for a fridge freezer.



The first floor landing provides access to two bedrooms, the house bathroom and a useful airing cupboard housing the hot water cylinder.

The principal bedroom has a dual aspect, fitted wardrobes and a door leading out to a private balcony with superb, far-reaching views. The second bedroom has fitted wardrobes and a window to the rear, as well as a space-saving staircase leading up to the attic room/home office.

The house bathroom has a P-shaped bath, w.c and wash hand basin.

Studio

The property benefits from an additional space attached to the garage, which has a useful laundry/utility room with terracotta tiling, leading into a substantial, multi-functional room which could be used as a home office, studio or additional sitting room overlooking the rear garden. There is also a wetroom with a shower, w.c and basin.

Owner's Insight

It's set in the National Park, nestled in the heart of a quiet Yorkshire village. There are great walks on the doorstep and plenty of outdoor areas for gardening and relaxing, as well as off road parking for two vehicles/ a garage. The annexe gives flexibility of space and an additional dimension. Inside the house is welcoming with good use of natural wood, stone and slate- it's quirky. It's a real pleasure to sit in front of the stove in the winter and in the summer it is cool with the thick walls.

Generally the house is a peaceful and restorative place I have enjoyed having as my home.

Externally

The property is approached via shared access with two neighbouring properties. There is parking in front of the garage as well as a stone-paved patio seating area.

A wrought-iron gate gives access to the private rear garden, which has a patio seating area, lawn and a variety of mature shrubs, trees and plants. There is also a useful timber shed.

The garage has an up-and-over door with light and power connected.

Services and Other Information

Mains electric, water and drainage. Oil-fired central heating.

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

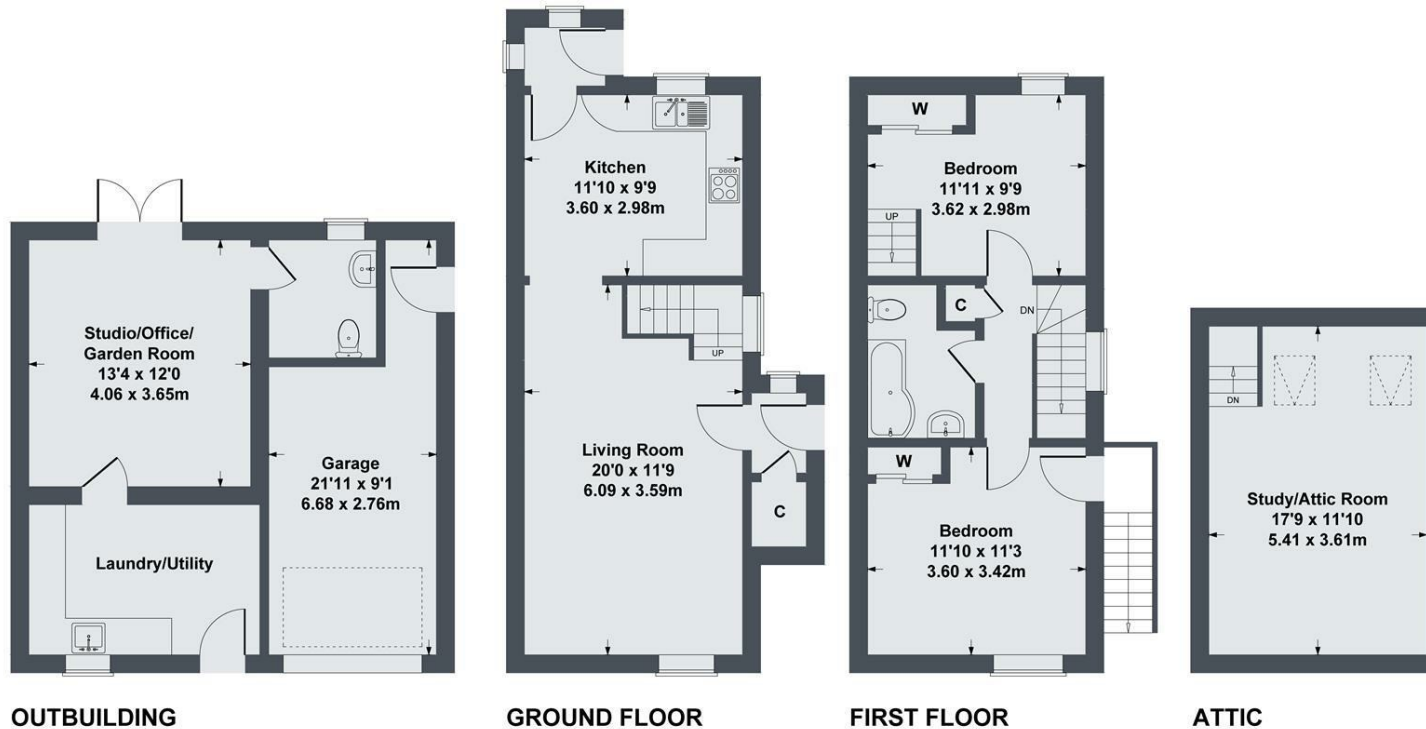
North Yorkshire Council. Council tax band E.

Particulars and Photographs

Particulars prepared and photographs taken June 2024.

The Coach House, Bainbridge

Approximate Gross Internal Area
1464 sq ft - 136 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		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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