



HIGH GREEN  
Helm, Askrigg, Leyburn





# HIGH GREEN

HELM, ASKRIGG, LEYBURN DL8 3JF

AN ATTRACTIVE, DETACHED, TRADITIONAL DALES LONG HOUSE,  
SITUATED IN AN ELEVATED POSITION WITH STUNNING, FAR-  
REACHING VIEWS ACROSS THE YORKSHIRE DALES

## Accommodation

Entrance Hall • Living Room • Kitchen • Cloakroom  
Principal Bedroom with En Suite • Two Further Bedrooms • House Shower Room

## Externally

Attractive Gardens • Plot Extending to 0.27 Acres • Attached Garage  
Stone Stores • Parking • Additional Paddock Extending to 0.56 Acres



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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Alnwick  
Tel: 01665 568310

Chester-le-Street  
Tel: 0191 303 9540

Barnard Castle  
Tel: 01833 637000

Driffield  
Tel: 01377 337180

Boroughbridge  
Tel: 01423 590500

Kirkby Lonsdale  
Tel: 01524 880320







### Situation and Amenities

Helm is a small and attractive hamlet home to only four houses, situated between the villages of Askrigg and Bainbridge. Askrigg offers a variety of amenities including a primary school, general store, cafe, delicatessen, gift shop, gym, as well as 3 good pubs, several B&B's, a church and a good sense of community. Bainbridge also has a primary school, post office, butcher's shop, pub and an award winning restaurant at Yorebridge House.

Further amenities are available in nearby Hawes (5 miles), home to a local doctors and dentist surgery, many pubs, filling station, shops and local attractions on the doorstep, including The Wensleydale Creamery.

Hawes is a highly desirable tourist location with plenty of walking and cycling for the outdoor enthusiast. For those wishing to visit attractions, these include Aysgarth Falls, White Scar Caves and the Ribbleshead Viaduct in relatively close proximity.

The property is approximately 13.5 miles west of the market town of Leyburn, where there are many excellent local and artisan shops, a weekly outdoor market, doctor's surgery, dentist, primary and secondary schools. It is also home to one of the largest auction houses in the UK, Tennants Auctioneers on the eastern outskirts of the town.

There are also private education facilities available in nearby Sedburgh (20 miles) and Barnard Castle (23miles), as well as Aysgarth Preparatory School (20miles). Further education facilities are available in Richmond (20 miles).

There are also relatively good access links across the region from the A1 (22miles) and the A66 (24miles). The nearest train station is at Garsdale (about 11 miles) offering great links into Leeds, with Northallerton (about 32 miles) offering a regular service on the east coast main line to York, Newcastle, London or Edinburgh.

### High Green

The property has been extensively modernised and improved





to create a fantastic home with immaculate and well-presented accommodation, enjoying superb views from every room. Tucked away in the hamlet of Helm, virtually equidistant between the popular villages of Bainbridge and Askrigg, this superb property is accessible to amenities yet positioned in a private location.

High Green has character features throughout including stone-flagged flooring, exposed stone walls, an attractive inglenook fireplace with log-burning stove and mullion windows, to name a few. There is also the added benefit of generous gardens and additional paddock land, accessed by a shared farm track.

This home would suit a variety of purchasers looking for either a Yorkshire Dales bolthole or permanent home.



### Accommodation

The entrance hall gives access to the ground floor cloakroom and living accommodation, including the kitchen which has been renewed with contemporary fitted units and integrated appliances. There is also the potential to incorporate the attached garage to create a substantial dining kitchen, subject to consents.

A door from the kitchen leads into the attached garage, which has light and power connected, along with the living room which has ample dining and seating areas and an attractive fireplace housing a log-burning stove.



To the first floor, the principal bedroom has a modernised en suite bathroom. There is an additional double bedroom and a spacious single which could be utilised as a home office. Finally, there is a recently-renewed shower room.

### Gardens and Grounds

The property is approached by a private drive which is set on an incline and provides parking for three to four vehicles. There are various lawned areas to the main garden, situated at the front of the property, from which to enjoy the stunning panoramic views. There is also a seating area and a variety of mature shrubs and plants.



There is a further garden tucked away at the side of the property and an additional garden which is currently left as wild meadow, situated behind two stone stores.

### Land

The property has the added benefit of a parcel of land, accessed by a shared track, extending to 0.56 acres, ideal for use as an extended garden, grazing area or a space for chickens.

### Tenure

The property is freehold and will be offered with vacant possession on completion.

### Viewings

Strictly by appointment with GSC Grays.

Telephone: 01748 829 217.

What 3 words: assembles.jiggle.postings

### Local Authority

North Yorkshire Council. Council tax band F.

### Services

Private water treatment plant. Oil-fired central heating. Mains electric and water.

### Wayleaves and Covenants and Rights of Way

High Green 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.

We understand there is a right of way for all agricultural purposes, in favour of a neighbouring landowner, over a strip of land fifteen feet wide coloured blue on the plan. We understand that the strip of land is separated by a fence from the garden. Please note the plan is for indicative purposes only.

We understand that the vendors have an informal agreement with a local farmer who grazes the additional land.



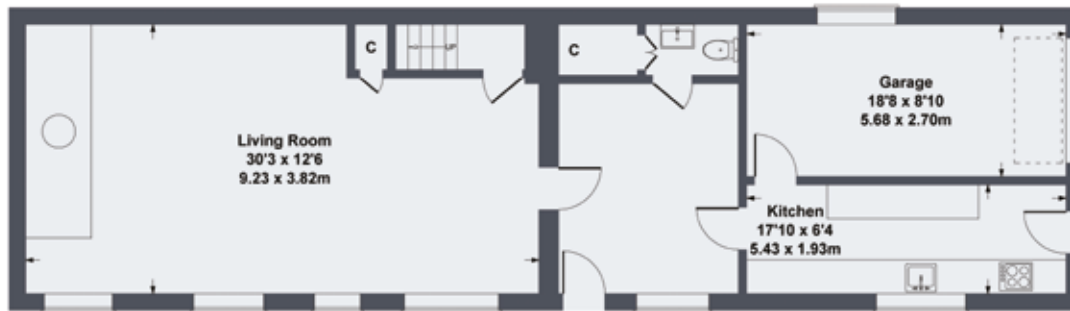


# High Green, Helm

Approximate Gross Internal Area  
1658 sq ft - 154 sq m



FIRST FLOOR

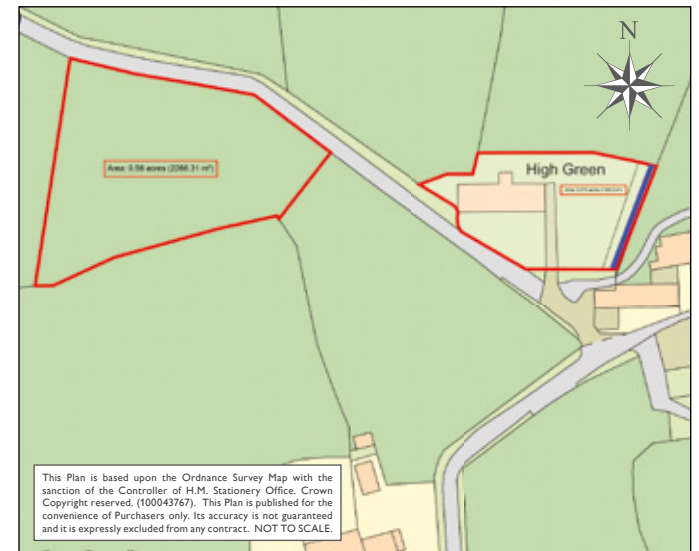


GROUND FLOOR

**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. 2024



**Energy Efficiency Rating**

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		94
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	21	
(1-20) G		
Not energy efficient - higher running costs		

**DISCLAIMER NOTICE:**

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.
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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: February 2025

Photographs taken: July 2024