



4 WEST ROW  
Preston Under Scar, Leyburn



**GSC GRAYS**

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# 4 WEST ROW

Leyburn, North Yorkshire, DL8 4AL

An immaculately presented and modernised property, situated in the highly regarded village of Preston under Scar. The property has been extended and renovated by the current owners, to create a comfortable and spacious family home, with contemporary décor throughout.

## ACCOMMODATION

The property offers accommodation with high quality fixtures and fittings including; a spacious dining kitchen which leads into a living room, as well as a WC and boot room/utility to the ground floor. The first floor has three generous double bedrooms, as well as a principal with en-suite shower room and walk-in wardrobe and a house bathroom. To the top floor, there is a large double bedroom, with lovely views and a private en-suite shower room. Externally, the property has a substantial plot with immaculately maintained gardens, set over various levels, ideal for entertaining and the added benefit of an annex with holiday let potential, (subject to consents).



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## Situation and Amenities

Preston Under Scar sits on the south side of Wensledale, nestled into the hill side, with a variety of footpaths and walks on the doorstep. Its elevated position gives some of the most wonderful views to be had in the dales and in particular of Pen Hill which stands on the opposite side of the valley. This desirable village has a thriving local community, including the annual and renowned Arts and Crafts Exhibition. The village is easily accessible and benefits from being within close proximity to Leyburn, which provides a variety of amenities, including national and independent shops, pubs and eateries as well as cafes and sports centre and the renowned Tenants.

## Accommodation Comprises:

### Ground Floor

The property enters into a spacious hallway with a door leading to the dining kitchen and a staircase to the first floor. The dining kitchen has a good range of bespoke wall and base units with a off white frontage and granite work surfaces, integrated appliances including a dishwasher, fridge freezer, sink, a Range cooker with extractor hood above, wine cooler, as well as an island with wooden worktop. There is ample space for a dining table, double doors lead into the living room and a door to the rear porch. The living room has a window overlooking the front gardens and a feature fireplace. The rear porch leads into a utility/boot room with a good range of fitted units with a cream frontage, shoe storage, as well as integrated washing machine and tumble dryer. Ground floor WC.



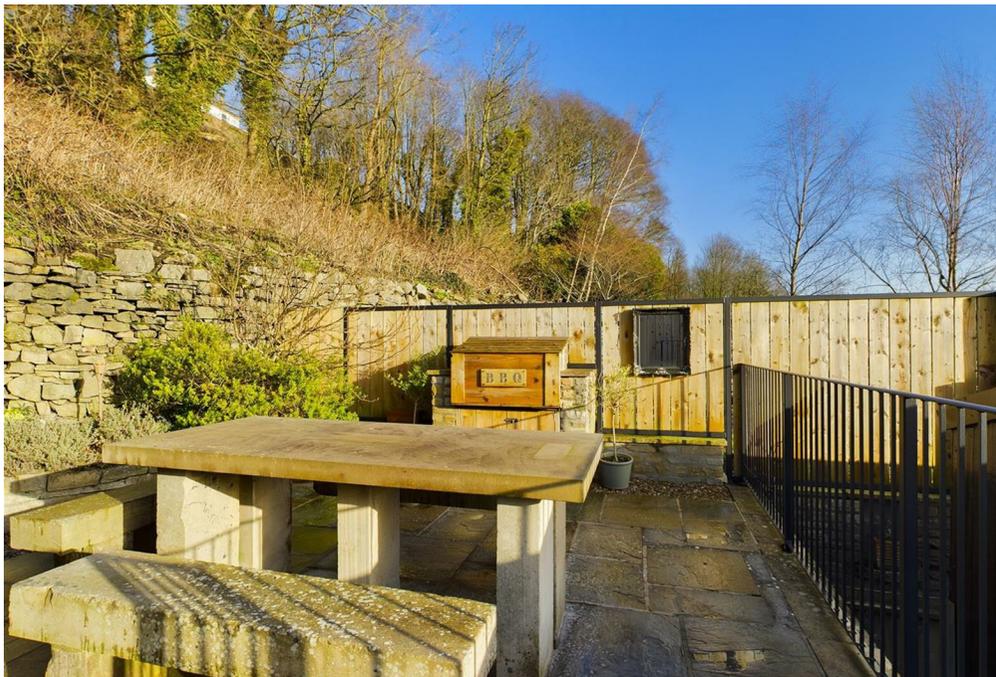


### First Floor

The first floor landing has doors to three double bedrooms and the house bathroom, as well as a staircase to the second floor. The principal bedroom is a substantial double with a walk-in wardrobe, useful storage cupboard and en-suite shower room with a step-in double shower, wash hand basin, WC and heated towel rail. There are two further double bedrooms, both of which have windows overlooking the main garden and a house bathroom with a contemporary bath, walk-in double shower with feature shelving, vanity wash hand basin, low level WC, contemporary heated towel rail and extractor fan.

### Second Floor

The second floor offers a spacious bedroom, with ample room for a super king bed and living area. There is discreet eaves storage, wood panelling, bespoke swivel unit with shelving and wiring for a TV and two Velux windows, showcasing the lovely countryside views beyond Preston under Scar. There is also an en-suite shower room built into the eaves, with vanity wash hand basin, shower with rain water shower head, built-in shelving, WC and heated towel rail.



### Externally

The property has a well maintained garden to the front, mainly laid to lawn, with raised flower beds housing a variety of mature plants and shrubs. There is an Indian stone paved pathway and steps up to the front door, as well as a gravelled parking space, dry stone walled and fenced boundaries. A pedestrian timber gate leads to a passageway which provides access to the rear gardens. The rear garden is separated over three levels with a hard standing low patio seating area, stone paved steps lead up to the middle tier which is mainly laid to lawn with a good range of raised vegetable boxes. There is also a gravelled seating area and steps up to the annex decked seating area. The rear gardens also have a variety of raised flower beds and borders, which have been beautifully maintained. Gravel pathways lead round the vegetable boxes and a paved pathway to the side of the annex, to a raised seating and barbeque area. The raised seating area has a built-in barbeque, a timber shed with light and power connected, stone paved patio with wrought iron railings and views towards the Dales. The gardens have fenced and walled boundaries, external power sockets and water taps.

### Annex

The annex is accessed through a glazed door, which leads into a living room with oak feature beam and wood effect flooring, door into the dining kitchen. The dining kitchen has a range of wall and base units, with an off white frontage, integrated fridge and freezer, slimline dishwasher, fan oven, ceramic hob and sink. Space for a dining table, windows to either side, an oak beam and a door leading into the double bedroom with a glazed window looking onto the raised barbeque area and a walk-in wet room style shower with vanity wash hand basin and WC. This could make an ideal granny annex or holiday let business (subject to consents).

### Tenure

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

### Local Authority and Council Tax Band

Richmondshire. Tel 01748 829100.

The property is banded C.

### Services and Other Information

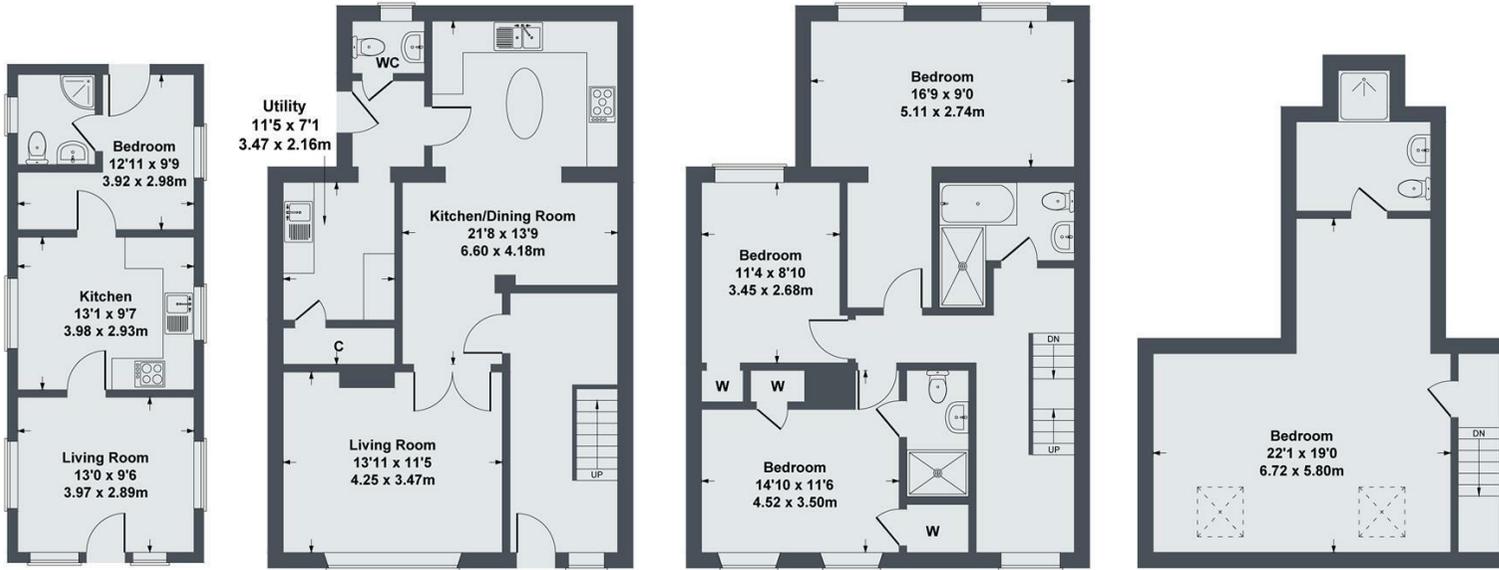
The property is served by oil fired central heating, mains electric, water and drainage connected.

### Particulars & Photographs

The particulars were written and the photographs taken in January 2023.

## 4 West Row, Preston Under Scar

Approximate Gross Internal Area  
 Main House - 1808 sq ft - 168 sq m  
 Annex - 334 sq ft - 31 sq m  
 Total - 2142 sq ft - 199 sq m



ANNEX

GROUND FLOOR

FIRST FLOOR

SECOND 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. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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>	66	77
	EU Directive 2002/91/EC	



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