



GARRISTON FARM
Garriston, Leyburn



GSC GRAYS

PROPERTY • ESTATES • LAND

GARRISTON FARM

Leyburn, DL8 5JT

An attractive stone built detached property, with the added benefit of various outbuildings and a paddock, situated in an idyllic setting.

ACCOMMODATION

Garriston Farm is situated in a highly regarded hamlet, with open views of the surrounding landscape and the opportunity to purchase additional land by separate negotiation.

The house and buildings would benefit from renovation and modernisation however offer a huge amount of scope to create a fantastic home, with several character features and the opportunity to extend, subject to consent.

Situated within it's own grounds, the property has a vast amount of potential, with a large plot extending to 0.87 acres approximately.



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Situation and Amenities

Garriston Farm lies in a quiet rural location midway between the market town of Leyburn and the village of Constable Burton on the edge of the Yorkshire Dales National Park. Situated on a country lane the small hamlet of Garriston is made up from pretty cottages and former estate properties.

Leyburn is the nearest town with a wide range of shops and services, an active market square, pubs, hotels and restaurants as well as a small industrial estate occupied by builders merchants, garden machinery experts, carpet and joinery businesses as well as Tennants Auctioneers who are one of the largest in the UK with 80 sales each year and holding a variety of shows and exhibitions in their extensive events centre.

There is a primary and secondary school in Leyburn with independent schools at Aysgarth and Barnard Castle. Northallerton lies about 18 miles to the east on the far side of the A1 offering a wider range of shops and services and also has a main East Coast rail station with regular services to York, London and Edinburgh. The nearest international airport is in Leeds/Bradford (52 miles) or Newcastle (63 miles) as well as Teesside International Airport at Darlington (28 miles).





Accommodation

The front door leads into an entrance porch and hallway providing access to the dining kitchen and the sitting room.

The dining kitchen benefits from a dual aspect, fitted units with cream frontage, a walk in pantry and a door to the rear porch.

The sitting room has access to the first floor, an open fire and a door leading to an inner hall which provides access to the bathroom and an additional room, which could create a home office or boot room, with a door to the rear.

The first floor landing provides access to two bedrooms, a room which could be incorporated into the third bedroom, to create a substantial principal suite, or a first floor bathroom.



Garden and Grounds

The property has two entrances leading to the main yard, providing private parking for several vehicles. There is a front garden with dry stoned walled boundaries and a lawned garden area to the side, which could create a fantastic landscaped garden.

There are a range of outbuildings situated to the opposite side of the property, predominantly steel framed with corrugated iron roof. The outbuildings would benefit from renovation.

Land

There is a paddock included in the sale of the property, with post and rail and wire fencing, which would benefit from maintenance. There is additional land available by separate negotiation extending to approximately 2.71 acres.

Services and Other Information

Mains electric connected, oil fired central heating, private septic tank drainage and a shared, private water supply.

Tenure

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

Particulars and Photographs

Particulars prepared and photographs taken in July 2024.

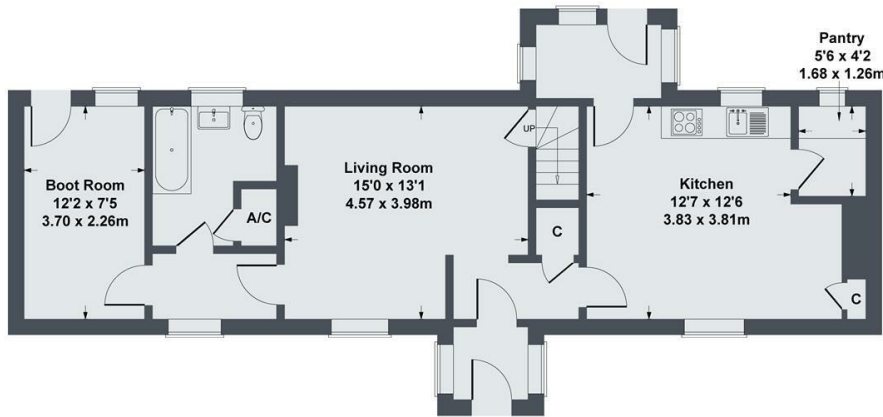
Viewings

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

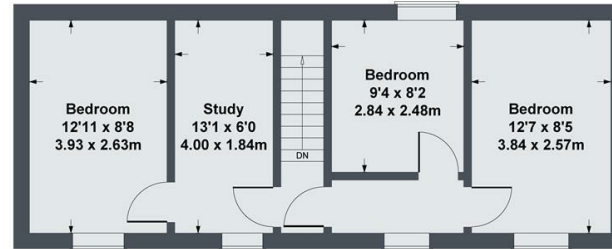
What 3 words: ///gloves.boater.recitals

Garriston Farm, Garriston

Approximate Gross Internal Area
1206 sq ft - 112 sq m



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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		13	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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