



IVY COTTAGE
Bainbridge, Leyburn



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IVY COTTAGE

Leyburn, DL8 3EH

An attractive, characterful, detached cottage situated in an elevated position, with views over the river and waterfall within the village.

ACCOMMODATION

The property is tucked away in the heart of a popular village in the Yorkshire Dales National Park with lovely views and well presented accommodation.

The property has an array of character features including a range in the sitting room housing a log burner, stone flagged floors, exposed beams, character doors and a stone built façade, with dry stone walled boundaries to the gardens.

The property benefits from a recently renewed kitchen, a good sized sitting room, a multifunctional room which could be used as a ground floor bedroom or study, as well as three bedrooms set over the first and second floors and a spacious house bathroom.

The property also enjoys low maintenance gardens and a garage, as well an additional parking space. This property is perfect for either a permanent base, a second home, or a holiday let business.



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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, shop with twice weekly post office facilities, butcher's shop, tea room, garage, 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 auctions, 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 entrance hall leads in to the sitting room and there is a ground floor cloak room.

The sitting room provides access to the kitchen, enjoying a dual aspect, also having stairs to the first floor, and a door leading to the study or potential ground floor bedroom.

The kitchen has been recently refurbished with white fronted units and integrated appliances.

There is a garden room which has a door leading to the patio and is currently used as a dining area.

The first floor landing provides access to the principal bedroom which is a good sized double, which enjoys lovely views and benefits from fitted wardrobes, and to the house bathroom which is also well presented with a separate shower and bath.

The second floor benefits from two further bedrooms, one of which is a double and the third bedroom is currently used as a third sitting room.



Gardens and Grounds

The property is approached by a timber gate and an attached garage, with an additional parking space along Newkin Lane for the property.

There is a gravelled, low maintenance garden with well stocked flower beds and borders and ample space for pots.

There is also a stone paved patio seating area adjacent to the garden room, which enjoys the lovely views over the waterfalls.

Owners Insight

The situation of Ivy Cottage is truly idyllic, tucked away off the green overlooking the River Bain in the wonderful village of Bainbridge, within close proximity of the market town of Hawes. The cottage offers gorgeous views of the river, plenty of parking and a garden room we adore, from where we can see and hear the river and enjoy all the bird life.

Winter nights are a real treat at Ivy Cottage, snuggled around the log burning stove set within a traditional range in the sitting room. We love the village for its sense of community and the amenities it has to offer such as the tea room, village shop, garage, pub, weekly fish and chip van and excellent walks.

Services and Other Information

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

Access and Rights of Way

We understand that there is a public footpath to the waterfall, accessed through the garden of Ivy Cottage.

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.

What 3 words: ally,jumbo,rejoined

Local Authority

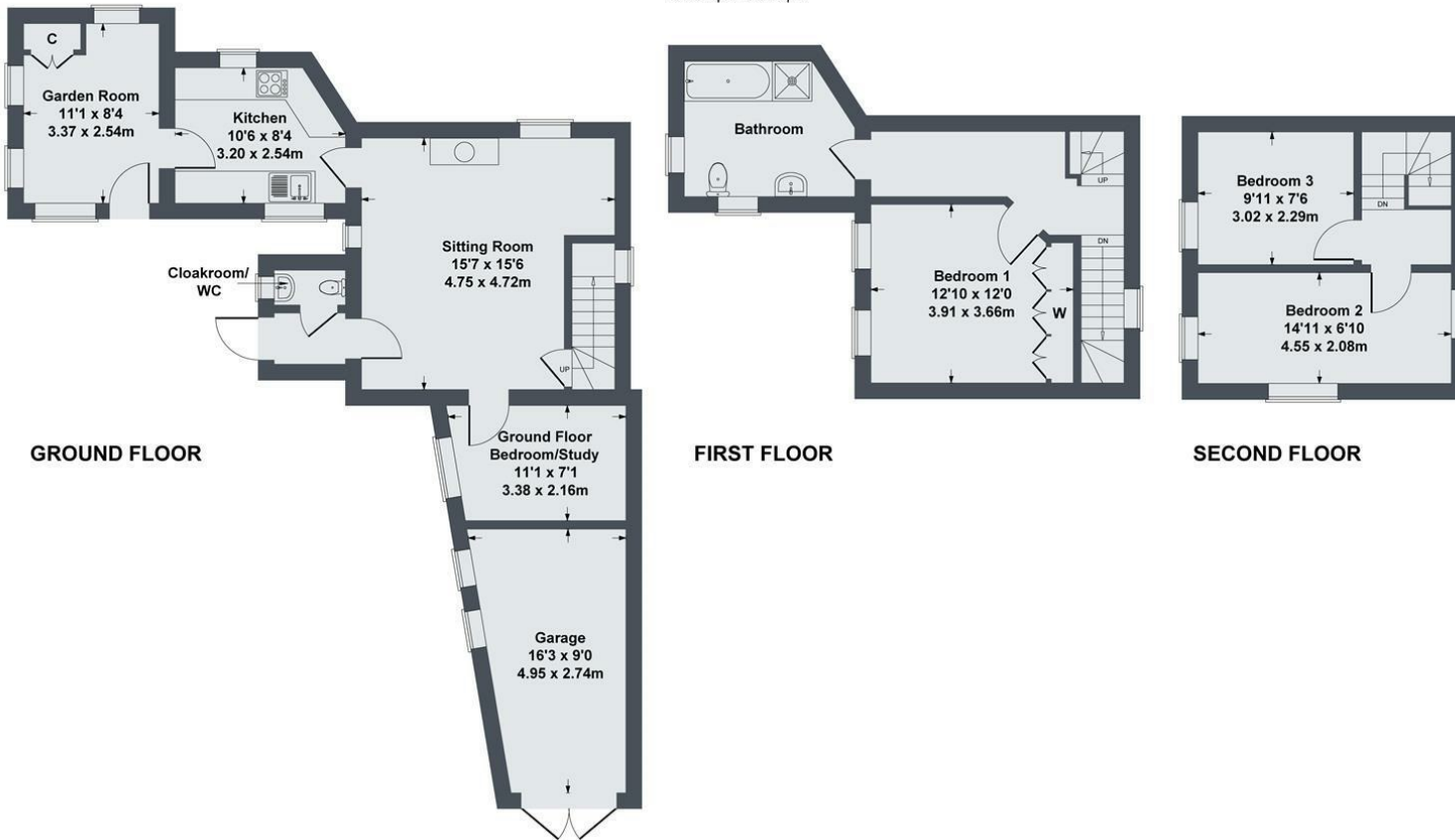
North Yorkshire Council. Council Tax Band E.

Particulars and Photographs

Particulars prepared and photographs taken July 2024.

Ivy Cottage, Bainbridge, Leyburn, DL8 3EH

Approximate Gross Internal Area
1249 sq ft - 116 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			95
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		36	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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