



# STOW HOUSE

Leyburn, North Yorkshire







# STOW HOUSE

AYSGARTH, LEYBURN, NORTH YORKSHIRE, DL8 3SR

AN IMPRESSIVE VICTORIAN COUNTRY HOUSE, BEAUTIFULLY RESTORED AND TRADING AS A HIGHLY SUCCESSFUL BOUTIQUE BED & BREAKFAST BUSINESS IN THE HEART OF THE YORKSHIRE DALES NATIONAL PARK.

## Accommodation

**Ground Floor:** Vestibule • Reception Hall • Cloakroom with WC • Library • Dining Room • Sitting Room / Bar • Kitchen/ Breakfast Room • Bedroom Suite • Rear Hall • Wine Cellars

**First Floor:** Three bedroom suites

**Second Floor:** Three bedroom suites

**Separate Annex:** Owner's Accommodation with Sitting Room/Kitchen  
Two Bedroom Suites • Adjoining drying room

## Externally

Walled garden and small paddock • Spectacular views

In all about 1.78 acres (0.72 hectares)

FOR SALE AS A WHOLE



**GSC GRAYS**

PROPERTY • ESTATES • LAND

5 & 6 Bailey Court, Colburn Business Park, Richmond,  
North Yorkshire, DL9 4QL

Tel: 01748 897610

[www.gscgrays.co.uk](http://www.gscgrays.co.uk)

[jarc@gscgrays.co.uk](mailto:jarc@gscgrays.co.uk)

## Offices also at:

Alnwick  
Tel: 01665 568310

Barnard Castle  
Tel: 01833 637000

Chester-le-Street  
Tel: 0191 303 9540

Easingwold  
Tel: 01347 837100

Hamsterley  
Tel: 01388 487000

Lambton Estate  
Tel: 0191 385 2435

Leyburn  
Tel: 01969 600120

Stokesley  
Tel: 01642 710742



### Situation and Amenities

Stow House lies on the edge of the popular village of Aysgarth in Wensleydale at the heart of the Yorkshire Dales National Park. Leyburn is the nearest market town about 9 miles east whilst the historic town of Richmond is 16 miles away.

The village has a thriving local shop, two pubs, a garage, doctors' surgery and a church while Leyburn offers a full range of shops and services. The nearest Primary school is Askrigg & Bainbridge Primary and Nursery about 2 miles further up the dale and Wensleydale School and Sixth Form College is in Leyburn. Aysgarth Prep School is in Newton-le-Willows about 15 miles down the dale.

Aysgarth is very accessible, being only 18 miles from the A1 at Bedale and about 22 miles from Northallerton train station on the main East Coast rail line with regular connections to London (around 2 hrs 20 mins), York (30 mins) and Newcastle (45 mins). The nearest international airport is Leeds/Bradford.

The main attraction of the location is, however, the stunning scenery of the Yorkshire Dales National Park right on the doorstep with its abundance of trails and waterfall walks suitable for all abilities, with pubs and cafés welcoming visitors from far and wide. Travel a little further afield to discover excellent restaurants, Bolton Castle, Richmond Castle, White Scar Caves, Hardraw Force and the Black Sheep Brewery at Masham.



### Stow House

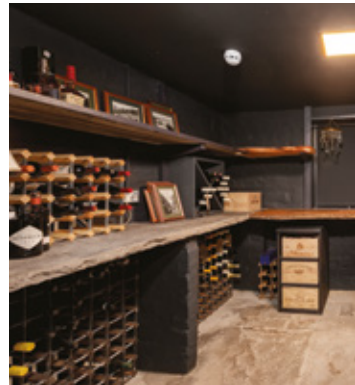
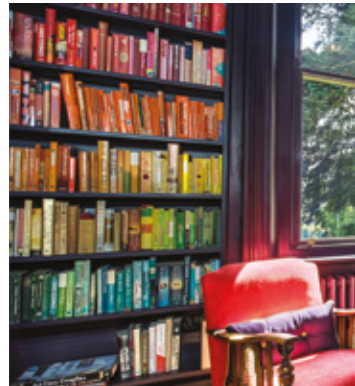
Stow House is a particularly impressive Victorian country house (former vicarage), built in 1876 for the Reverend Stow, the Rural Dean of Wensleydale, on a sunny south facing site on the edge of Aysgarth village with truly glorious views over the dale. It is currently run and occupied as a boutique Bed & Breakfast business.

In 2014 the house was completely refurbished from top to bottom with a new roof, new double glazed timber sash and case windows, repointing, and with new heating, plumbing and electrics throughout. Rooms have been remodelled and configured to create exceptional bedroom suites and reception space alongside a stunning kitchen/breakfast room which functions equally well for commercial catering as it does for family use. The presentation of the whole property is stunning.

In addition to the house refurbishment a new annex has been built which serves as the owner's accommodation. The annex has been very cleverly designed to link in with the main house whilst using modern and traditional styles and building materials. It blends cedar cladding with stone and glazed walls and has a sedum roof.















The accommodation is over three floors and currently provides:

**Ground Floor** – vestibule, hallway, library, dining room (16 covers), sitting room/bar, kitchen/breakfast room, cloakroom with WC, utility, bedroom with ensuite shower room and cellar.

**First Floor** – Three bedroom suites.

**Second Floor** – Three bedroom suites.

The annex is linked to the main house whilst being positioned to take advantage of the beautiful view over the garden and the dale beyond. The accommodation is sleek and modern in contrast to the traditional Victorian house and includes:

Open plan sitting room/kitchen and two bedrooms, each with ensuite shower rooms. The adjoining drying room is a useful addition.

#### **Gardens and Grounds**

The house lies in a large area of garden extending to about 1.78 acres and includes sweeping lawns to the front, a sheltered walled area to the rear with herbaceous borders and orchard trees. There is also a small paddock for pigs or poultry and a large gravel sweep entrance with plenty of parking. Majestic specimen trees by the entrance are cleverly lit providing a welcoming approach even in the depths of winter.



#### **The Bed & Breakfast Business**

Stow House has been running as a very successful boutique Bed & Breakfast business since 2014 with exceptionally high occupancy rates and consistent repeat business from satisfied customers. The property is being sold as a going concern with rooms fully booked already through to the end of September 2021.

Trading accounts for the previous three years are available to interested parties on completion of non-disclosure forms. Turnover for the 2019 season was circa £200,000

The business website is [www.stowhouse.co.uk](http://www.stowhouse.co.uk)

#### **Services**

The property is connected to mains electricity and water. Drainage to a private system was recently upgraded to comply with current regulations and is shared with the neighbouring cottage. Heating and hot water are from an oil-fired boiler located in the cellar. Aysgarth has also been connected to superfast broadband.

#### **Licence**

Premises Licence

#### **Rights of Way, wayleaves and easements**

The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, public and private, whether specifically mentioned or not. We are not aware of any public rights of way through the property.

#### **GENERAL INFORMATION**

##### **Local Authority**

Richmondshire District Council,  
Tel: 01748 829100

##### **Rateable Value and Council Tax**

The main house has a Rateable Value of £6,800 set in April 2017 for which there is currently 100% Small Business Relief.

Council Tax for the annex is Band A.

##### **EPC**

The House – Band E (53)

The Annex – Band C (75)

##### **Fixtures and fittings**

The property will be sold with the fixtures and fittings required to operate the business less items of artwork and personal value. A detailed inventory of those items which are included, specifically excluded and which may be available by separate negotiation (including the wine and spirits collection) are available from the Selling Agents.

##### **Directions (DL8 3SR)**

From junction 51 of the A1 take the A684 signposted to Leyburn. Continue through the town on the same road through Wensley and West Witton and on towards Aysgarth. The entrance gates into the property are the on the right immediately as you enter to village boundary.

What3words: [commoners.they.dined](https://www.what3words.com/)

##### **Viewing**

Strictly by appointment through the Selling Agents GSC Grays. Tel: 01969 600120

##### **Solicitors**

Scotts Wright, Leyburn  
01969 622227



Cellar

Ground Floor



First Floor



Second Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	53	80

Energy Efficiency Rating - Annex

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	90

DISCLAIMER NOTICE:

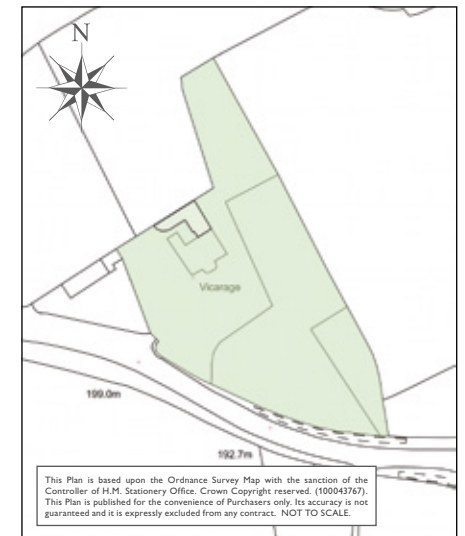
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Particulars written: June 2021  
Photographs taken: June 2021



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