



BOLTON GILL HOUSE 8 HARGILL ROAD
Redmire, Leyburn



GSC GRAYS

PROPERTY • ESTATES • LAND

BOLTON GILL HOUSE 8 HARGILL ROAD

Leyburn, DL8 4EP

An exceptionally-presented, high quality, semi-detached property situated in the highly-regarded village of Redmire.

ACCOMMODATION

Throughout this superb, recently-built home, there are quality fixtures, fittings and craftsmanship which is apparent the moment you walk through the front door. Some features of note include the oak flooring, doors and skirting, the limestone tiled floors and quality sanitaryware.

The property boasts spacious living accommodation including a large sitting room, dining kitchen and a garden room to the rear. The accommodation is set over three floors, with the house bathroom and three double bedrooms to the first floor, one of which is currently used as a dressing room. There is a principal suite to the top floor, complete with an en suite shower room.

Bolton Gill House sits in a generous plot with ample parking, well-maintained lawns and gardens as well as an outbuilding which is currently separated into a storage area and utility room. The property would suit a wide variety of purchasers looking to be on the edge of the Yorkshire Dales National Park.



5&6 Bailey Court Colburn Business Park, Richmond, North Yorkshire, DL9 4QL
01748 829217
agency@gscgrays.co.uk

GSCGRAYS.CO.UK



Situation and Amenities

Redmire is a pretty village with a traditional village green, situated at the foot of Penhill just outside the Yorkshire Dales National Park boundary. Within the village there is a popular public house, The Redmire Village Pub, and a weekly Post Office. The market town of Leyburn is approximately five miles west and boasts a weekly market, several hotels, restaurants, public houses, many small speciality shops and a livestock auction mart. There is a primary school in Leyburn and secondary schools are at Leyburn and Richmond.

Main line train services from Northallerton (24 miles) and Darlington (26 miles), access to the A1 (North/South) is at Leeming Bar (18 miles). Please note that all distances are approximate.





Accommodation:

The front door leads into an entrance porch with stone flooring and onwards to the entrance hallway. From here, there is access to the sitting room and the ground floor w.c. The spacious sitting room has lovely views to the front over grazing paddocks and has double doors opening up to the dining kitchen.

The dining kitchen has a range of quality units with grey frontage, quartz worktops and a solid wood breakfast bar. There are integrated appliances and ample space for a dining table. Further double doors lead to the garden room, which has a feature log-burning stove and double doors leading out to the patio.

The first floor landing provides access to three of the bedrooms, including a guest bedroom with quality en suite shower room and the house bathroom which has a panelled bath with shower above. The fourth bedroom is currently used as a dressing room with fitted wardrobes. The principal bedroom is a good-sized double with eaves storage and a Velux window. It enjoys access to its own, quality en suite shower room with walk-in shower, vanity basin with storage and w.c.



Outbuilding

The property benefits from an outbuilding which could be converted into a garage if desired. It is currently used as a storage room with light and power connected and could potentially make a quality home office. To the rear, there is a quality utility room with fitted units, sink and plumbing for a washing machine and dryer.

Externally

The property has fenced and dry stone walled boundaries with a gate opening up to the private, block-paved drive. This leads up to an ample parking area, with further gravelled parking to the side. There is a lawned area to the front and gated access to the rear.

The rear garden has a stone-flagged patio seating area and steps up to a good-sized lawn. There is also an additional bin storage area at the rear of the outbuilding, along with a timber shed.

Services and Other Information

Air source heat pump, mains electric, water and drainage.

Viewings

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

Tenure

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

Local Authority

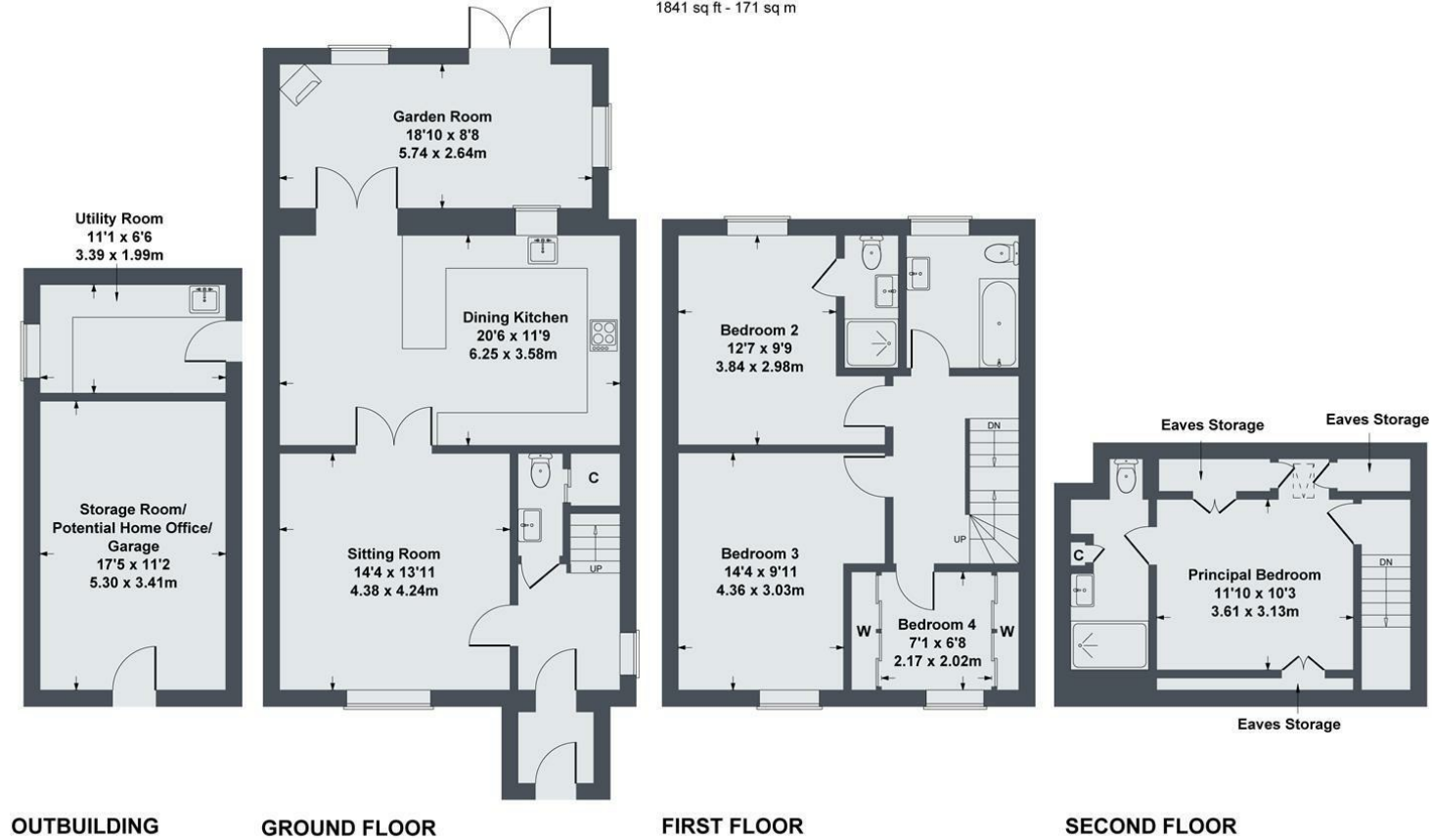
North Yorkshire Council. Council tax band D.

Particulars and Photographs

Particulars prepared and photographs taken June 2024.

Bolton Gill House, 8 Hargill Road, Redmire DL8 4EP

Approximate Gross Internal Area
1841 sq ft - 171 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			96
(92 plus) A		85	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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