

MANOR HOUSE

Bainbridge, Leyburn



GSC GRAYS

PROPERTY • ESTATES • LAND

MANOR HOUSE

BAINBRIDGE, LEYBURN, DL8 3EW

A HANDSOME, GRADE II LISTED HOME
SITUATED IN A CENTRAL POSITION ON THE
VILLAGE GREEN WITH FAR-REACHING VIEWS

Accommodation

Entrance Hallway • Snug • Dining Room • Kitchen • Drawing Room • Cellar
Ground Floor Shower Room • Boiler Room • Principal Bedroom with En Suite
Four Further Double Bedrooms • House Bathroom

Externally

Lawned Garden • Patio Seating Area
Stone Store • Two Off-Street Parking Spaces



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Barnard Castle
Tel: 01833 637000

Driffield
Tel: 01377 337180

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Tel: 01423 590500

Kirkby Lonsdale
Tel: 01524 880320





Manor House

Manor House, built in 1670, is bursting with character and is situated in a prominent position on the village green, in the popular location of Bainbridge. This attractive home is within walking distance of all of the amenities on offer within the village and has fantastic views over the Yorkshire Dales National Park.

The property has been renovated and modernised to a high standard, whilst sympathetically retaining many of the character features found throughout this lovely home. There are new double-glazed windows and doors, as well as new bathroom suites and décor. Some features of note include exposed beams, original timber and stone-flagged flooring, cast iron fireplaces, inglenook fireplace housing a log burning stove, wood panelling and shutters, to name a few. There is also a stone at the front of the property, referencing the original builder. A worn inscription above the door reads in Latin "Alexander Ingram built this house" and in Greek "All earthly undertakings are perfected by the power of the gods".

Currently utilised as a successful holiday let, Manor House could continue to be run as a business or second rural base, but is of such a substantial size as would be perfect for a permanent family home. The accommodation throughout has well-proportioned rooms and offers plenty of space, yet with low maintenance gardens making it an ideal 'lock-up and leave'. The property also holds potential to create a principal suite with the current house bathroom and double bedroom, with the ability to convert the fifth bedroom into a house bathroom.

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.

There is plenty of walking and cycling for the outdoor enthusiast. For those wishing to visit attractions close by, these include Aysgarth Falls, Hardraw Force, White Scar Caves, the Ribbleshead Viaduct.



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.

The nearby market town of Hawes (4miles) has a thriving community with numerous events throughout the year. There are several independent shops including butchers, bakers and grocers, along with pubs, restaurants and cafés. There is also a weekly farmers' market, a doctors' surgery, dentist and chemist and The Creamery: home of Wensleydale cheese.

The market town also benefits from a primary school, with dedicated buses running to other schools. Private education is situated at Sedbergh, also approximately 20 miles away and there is a train station at Garsdale (11 miles).

Further amenities are available in Leyburn, with a secondary school, independent and national shops and Tennants Auction House (13 miles). Access to A1 North/South at Catterick (22 miles). Mainline train stations at Northallerton (31 miles) and Darlington (33 miles) and Airports at Teesside, Newcastle and Leeds Bradford. Please note that all distances are approximate.

Accommodation

A storm porch leads into the stone-flagged entrance hall, where there is a staircase to the first floor and a window to the half landing, bringing in plenty of natural sunlight. Doors from here lead through to the reception rooms and kitchen.

The dual aspect drawing room has timber flooring, exposed beams and a cast iron fireplace with stone hearth, whilst the dining room has stone-flagged flooring, feature alcoves and also benefits from exposed beams and a cast iron fireplace. There is plenty of space for a large dining table, perfect for family occasions or entertaining guests.

Situated at the rear of the property, the large, characterful snug has stone-flagged flooring, wood panelling and an attractive, feature inglenook fireplace. There are shuttered





windows looking out to the rear and a door leading through to a large ground floor shower room with neutral tiling, a wetroom-style shower, w.c and basin.

The well-equipped kitchen has been fitted with solid wood units and wooden worktops, with an Aga and an Aga companion fan oven / cooker, a Belfast-style sink and an integrated dishwasher. There is a cellar which provides additional space for white goods and acts as a utility room with original stone pantry shelves. There is also a boiler room housing the hot water tank.

The first-floor landing gives access to five double bedrooms, including a principal with an open, en suite shower room. There are four further double bedrooms, and a contemporary house bathroom complete with free-standing bath, a wetroom-style shower, w.c and basin.

Externally

The property is approached over the village green, with a wrought-iron gate leading into the front garden. Mainly laid to lawn, there are also various seating areas here, from which to enjoy the views. To the rear of the property, there is a stone-walled, enclosed courtyard with a stone-flagged patio seating area, perfect for entertaining.

There is also a stone store which could be converted into a home office or workshop if desired (subject to consents). Additionally, there is a log store to the side of the property. We understand there are two parking spaces to the rear of Manor Barn (marked on the plan).

Owner's Insight

The property enjoys stunning views from the front door, reception rooms and bedrooms. The house is steeped in history, but with modern comforts alongside flagged floors, beams and panelling. We love the log burner in the snug during winter and the light and sunny lounge in the summertime. There are also fantastic walks from the front door in any direction.



Tenure

The property is freehold and will be offered with vacant possession on completion.

Viewings

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

Local Authority

North Yorkshire Council. The property is subject to business rates, being utilised as a holiday let.

Services & Other Information

The property has mains connections to electricity, water and drainage.

We understand that the property benefits from two parking spaces behind Manor Barn, (across the road at the rear of the property) and there is additional on street parking close by. The property is in a conservation area and in the Yorkshire Dales National Park.

Wayleaves and Covenants and Rights of Way

Manor House is sold subject to and with the benefit of all existing rights, including rights of way, light, drainage, water and electricity and all other rights and obligations, easements and all wayleaves or covenants whether disclosed or not.

We understand that the property benefits from a right of access to two parking spaces behind Manor Barn, (across the road at the rear of the property). We understand that there is a wayleave providing access to the BT pole at the side of the property.

what3words

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Manor House, Bainbridge

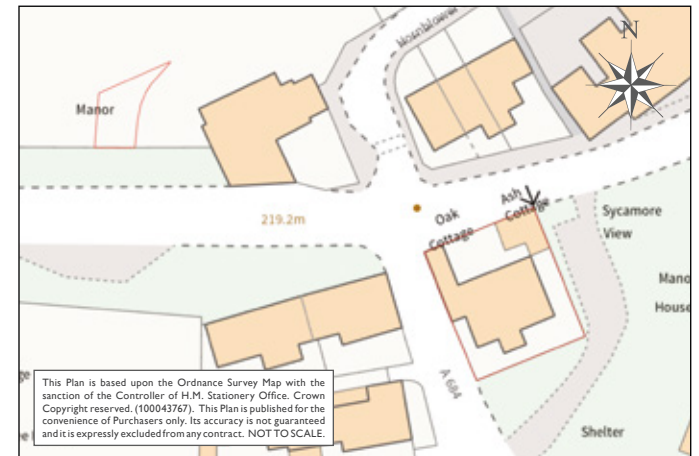
Approximate Gross Internal Area
1981 sq ft - 184 sq m



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. 2025



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Energy Efficiency Rating

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	30	
(1-20) G		
Not energy efficient - higher running costs		

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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: February 2025

Photographs taken: January 2025