



CHARMING YORKSHIRE FARMHOUSE SET IN 0.4 ACRE

BRIDGE END FARM,
GAMMERSGILL, LEYBURN, NORTH YORKSHIRE, DL8 4TP

Freehold

savills

CHARMING YORKSHIRE FARMHOUSE SET IN 0.4 ACRE

BRIDGE END FARM, GAMMERSGILL,
LEYBURN, NORTH YORKSHIRE, DL8
4TP

Freehold

3 reception rooms ♦ kitchen ♦ pantry ♦ cloakroom ♦ 3
bedrooms ♦ shower room ♦ art studio with store below ♦
barn/workshop ♦ 3 stables ♦ garden and paddock ♦ EPC
rating = Listed Building

Situation

Gammersgill is a small hamlet situated in Coverdale, a picturesque valley in the heart of the Yorkshire Dales National Park. The nearby villages of Carlton (1.4 miles) and Horsehouse (0.9 mile), both have public houses.

The closest market towns are Middleham (6 miles) and Leyburn (7 miles) offering independent shops, convenience stores, pubs, restaurants and weekly markets. Middleham is also renowned for its racehorse industry with many well known training yards in the area.

Northallerton has a mainline train station with regular direct services to Edinburgh and London. There are airports at Newcastle (71 miles), Leeds (41.5 miles) and Durham Tees Valley (35.8 miles).

The A1 is accessed at Leeming Bar 20 miles distant, giving access to the major towns and business centres of Yorkshire and the North East.

Description

Bridge End Farm is a classic Yorkshire stone farmhouse built around the early-mid 18th century, nestled in the core of the Yorkshire Dales, a destination for those with a love for the "Great Outdoors".

A Grade II listed property with mullion windows, exposed beams and flagstones, this characterful house extends to 2157 sqft of living accommodation. In addition there is a two storey building attached with the first floor currently used as an art studio and a store below. This offers an opportunity to incorporate these areas into the main house, subject to the necessary consents.

There are two fine receptions, a kitchen with separate breakfast room and a useful pantry. To the first floor are three bedrooms and a shower room.

The house and outbuildings stand in just under half an acre of grounds. To the front there is a dry stone walled garden with mature trees, shrubs and lawn. There is a two storey barn/workshop and a further outbuilding with three stables, offering potential to convert subject to the necessary consents. Beyond is a small paddock area.

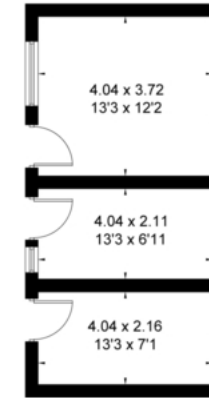
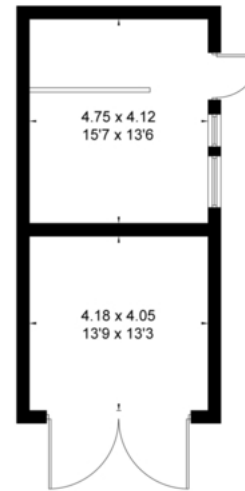
Viewing:

Strictly by appointment with Savills



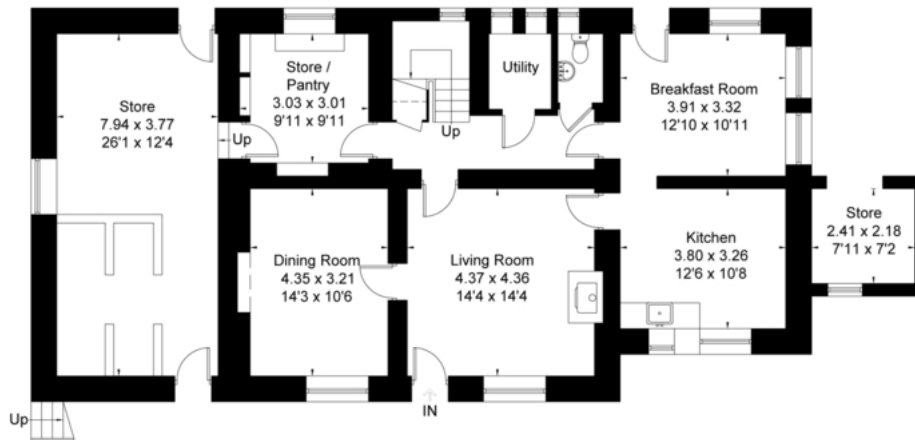


Approximate Area = 200.4 sq m / 2157 sq ft
 Outbuildings = 73.1 sq m / 787 sq ft
 Stores = 35.2 sq m / 379 sq ft
 Total = 308.7 sq m / 3323 sq ft
 Including Limited Use Area (4.7 sq m / 50 sq ft)
 For identification only. Not to scale.
 © Fourwalls Group

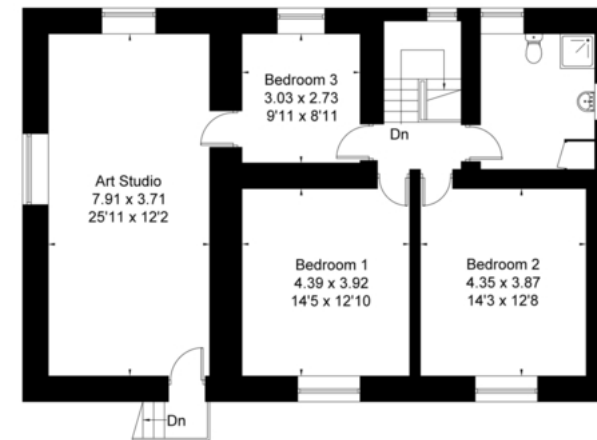


Outbuildings
 (Not Shown In Actual
 Location / Orientation)

= Reduced head height below 1.5m



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 234764

Savills York
 york@savills.com
 01904 617 820

savills.co.uk

Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 91026021 Job ID: 132860 User initials: JK