



# Station House

Wensley Station, Leyburn, North Yorkshire, DL8 4AF



Robin Jessop

# A STUNNING FORMER STATION MASTERS HOUSE ADJACENT THE WENSLEYDALE RAILWAY

- Beautifully Converted Former Station House
- Stunning Open Plan Living/Dining
- Three Bedrooms
- Refurbished To Exacting Standards
- Generous Gardens, Summerhouse & Gazebo
- Ample Parking
- Adjacent the Wensleydale Railway
- Guide Price: Offers In Excess of £595,000

## SITUATION

Leyburn 2 miles. Richmond 10 miles. Bedale 12 miles.  
A1(M) Interchange at Leeming 14 miles. Hawes 15 miles.

Station House is beautifully situated adjacent to the Wensleydale Railway between the villages of Preston Under Scar and Wensley. The location is idyllic and peaceful yet also very accessible with a number of popular market towns nearby including Leyburn, Richmond, Bedale and Northallerton.

## DESCRIPTION

Station House comprises a beautiful former Station Masters House which has undergone a luxury refurbishment. The property offers spacious, contemporary accommodation with the highest quality fixtures and fittings throughout.

The property is entered into a welcoming reception hall from where the reception rooms then lead off. The ground floor comprises a stunning double height kitchen/ dining and living room. This provides an excellent entertaining space with a quality fitted kitchen with silestone worksurfaces, Smeg appliances including range cooker, induction hob, fridge and freezer, microwave, coffee machine, wine fridges and a central island. The living area features a multi fuel stove and there is a cosy dining area. Some impressive bifold doors lead out to a patio and



garden which are adjacent the railway line.

Also, on the ground floor is a snug with wood burning stove set within a feature stone surround, a king size bedroom with large ensuite and a useful cloakroom.

To the first floor there are two further king size ensuite bedrooms each enjoying a lovely outlook with stunning views.

Externally the property is complemented by delightful private gardens which feature a range of patio areas, a sizeable lawn, a terraced area with BBQ area and covered hot tub together with summer house.

There is also ample off-road parking for several vehicles.

Station House provides a unique opportunity to purchase a truly impressive and beautifully presented family residence or second home, set in a picturesque part of the Yorkshire Dales.

#### GENERAL REMARKS & STIPULATIONS

##### VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950.

##### OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

#### MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

#### METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

#### WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words



below you will be able to pinpoint this property.

[///skewing.inherits.limp](http://www.skewing.inherits.limp)

#### BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

#### TENURE

Freehold with vacant possession.

#### FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

#### COUNCIL TAX

Band TBC.

#### SERVICES

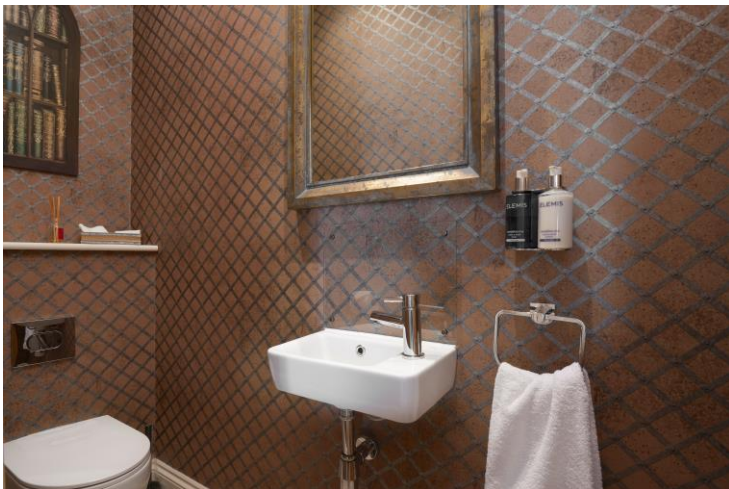
Mains electricity. Mains Water. Septic tank drainage. Electric heating.

#### BROADBAND

Broadband connection available.

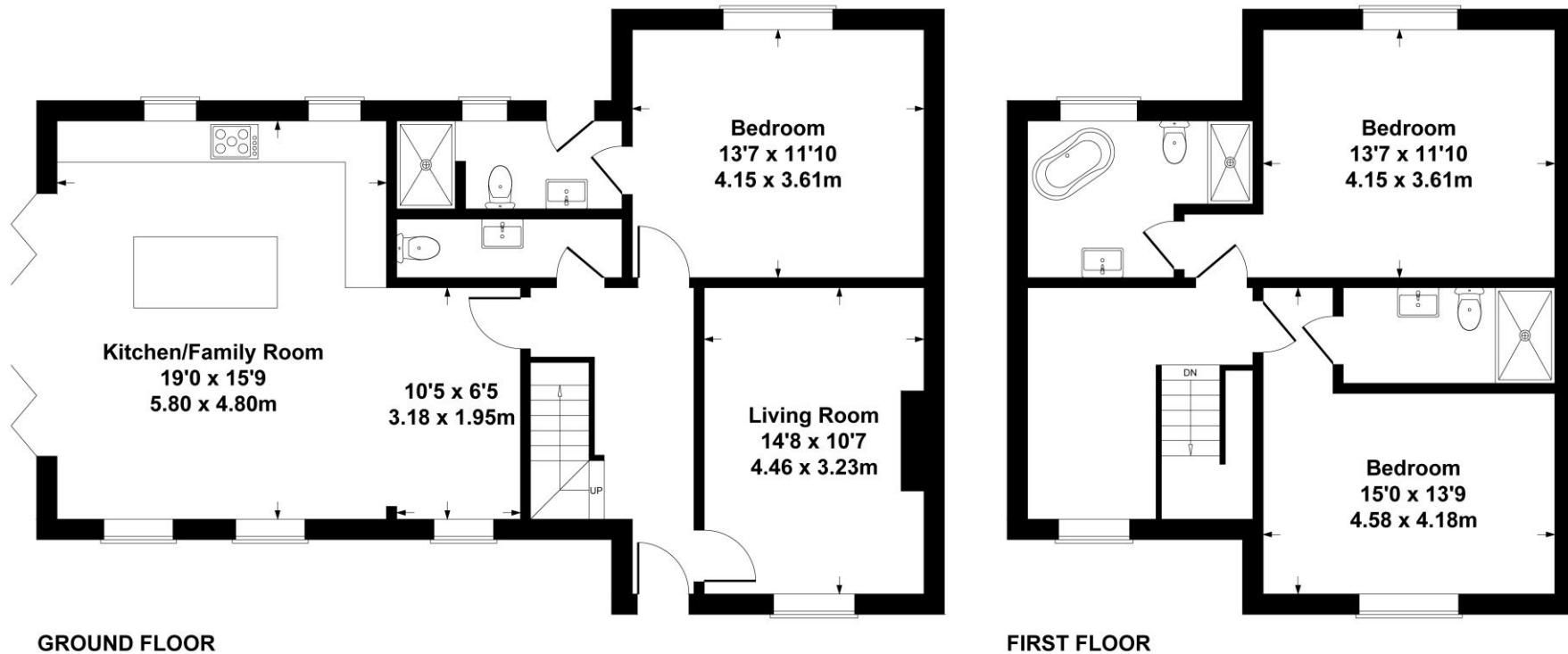
#### LOCAL AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD Tel: 01609 780780



# The Station House, Wensley

Approximate gross internal area 138 sq m - 1485 sq ft



## 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. 2022

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) <b>A</b>                           |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         | 57        |
| (39-54) <b>E</b>                            | 48      |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |

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