



Little Beck Cottage

Bellerby, Leyburn, North Yorkshire, DL8 5QT



Robin Jessop

A SPACIOUS TWO BEDROOM CHARACTER COTTAGE WITH GARDEN IN AN ACCESSIBLE VILLAGE LOCATION

- Stone Built Character Cottage Dating Back to the 1800's
- Two Double Bedrooms
- Bathroom & Shower Room
- Enclosed South Facing Garden
- Recently Redecorated & Carpeted Throughout
- Village Location
- Ideal Full-Time Home or Holiday Home
- Chain Free
- Guide Price: £240,000 - £250,000

SITUATION

Leyburn 2 miles. Richmond 8 miles. A1(M) interchange at Catterick 10 miles. Bedale 13 miles. Teesside 38 miles. Leeds Bradford & Newcastle airports are a 1 hours' drive.

Bellerby is a traditional village just a short drive from Leyburn which is a popular market town. The village has an excellent sense of community with a public house and a village hall running various clubs/events. Leyburn benefits from a weekly market and range of independent shops, cafes and both primary and secondary schools. The location makes commuting to the larger centres of Teesside, Harrogate and York within a reasonable distance.

DESCRIPTION

Little Beck Cottage is a traditional, mid-terrace stone cottage situated in the village of Bellerby, a short drive from Leyburn. The property is fully double glazed, has been well maintained and has recently been redecorated and recarpeted throughout.

The property is entered via a useful porch with a stone-flagged floor and space for hanging coats and stowing footwear. This leads through into the living room which has a window overlooking the garden at the front and a multi fuel stove set within the chimney breast with a wooden mantle. A second door leads into an inner hallway, with a useful ground floor shower



room with WC and basin to the left and ahead through to the kitchen at the rear. The traditional style kitchen has ample work surfaces and space for freestanding appliances which opens out into a larger dining space.

To the first floor there are two well-proportioned double bedrooms, each enjoying a pleasant outlook across the village. There is also a house bathroom with WC, basin and a bath together with natural lighting provided via a velux sky light window.

Externally the property is complemented by a south facing enclosed garden to the front which is terraced and offers a lawn, flower beds and a patio for seating. There is also a good-sized storage shed for garden and outdoor equipment.

Overall, Little Beck Cottage would make an excellent full-time home, starter home, active retirement home or holiday let on the edge of the Yorkshire Dales National Park.

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.

BOUNDARIES

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

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.

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FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band B.

SERVICES

Mains electricity. Mains drainage. Mains water. Mains gas heating.

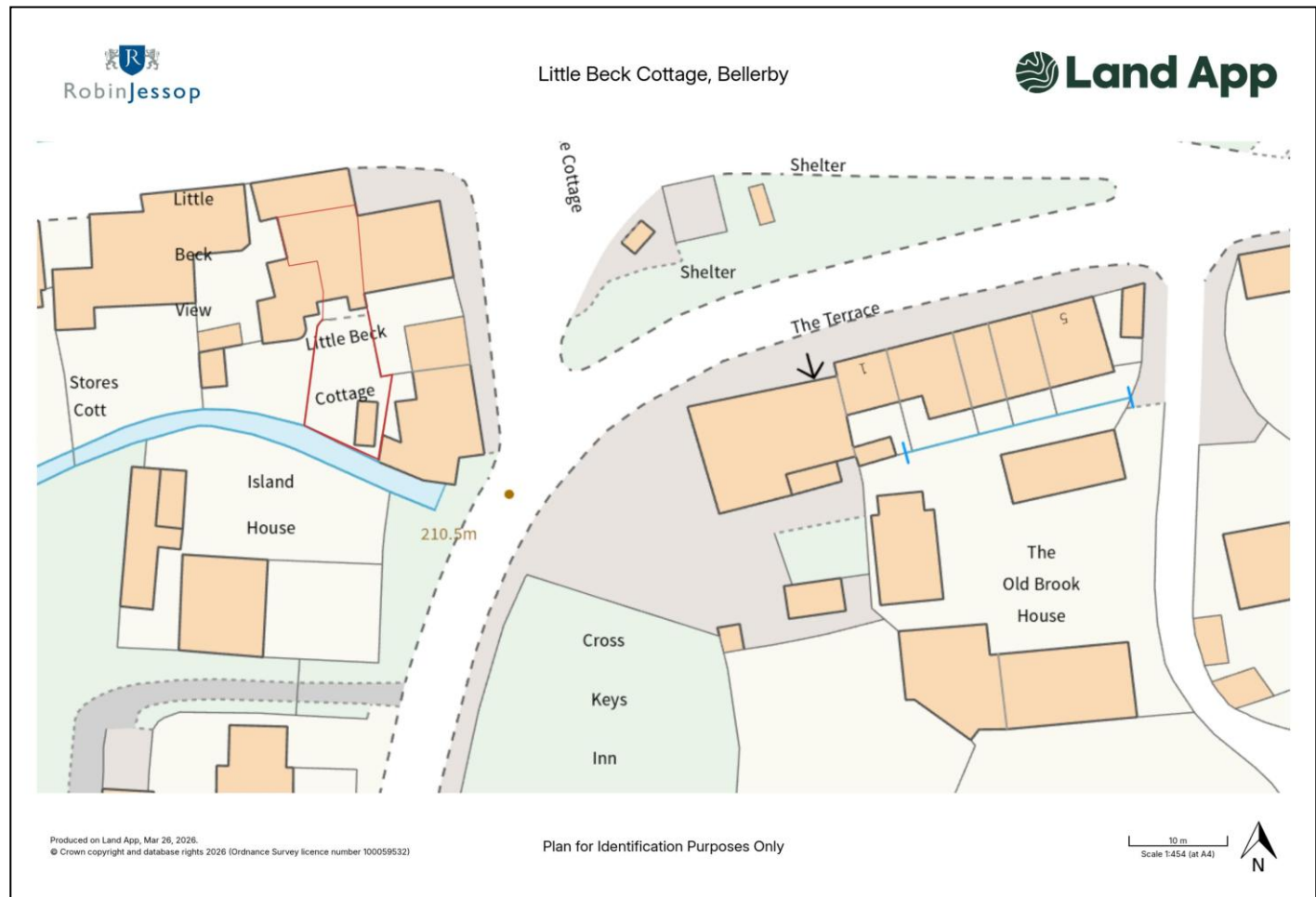
LOCAL AUTHORITY

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

AGENT NOTE

Little Beck Cottage has a Right of Way across the neighbouring property known as 'Fernhill Cottage'.

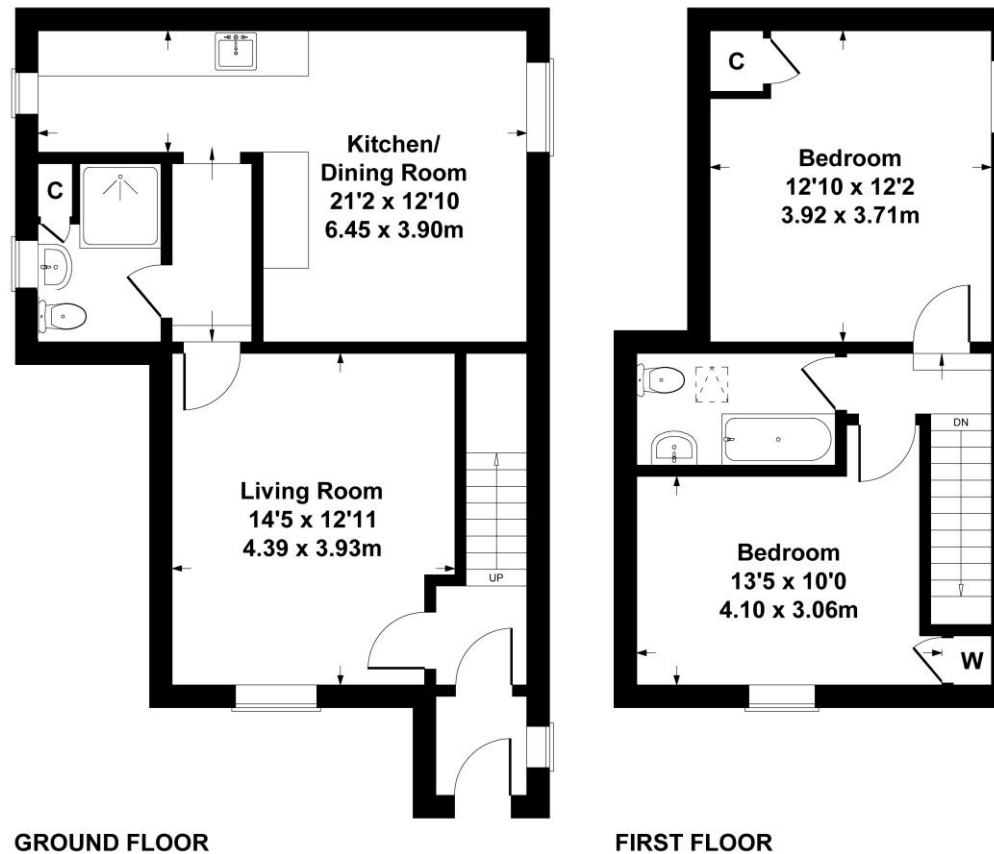
The neighbouring cottage 'Button Cottage' has a pedestrian right of way to their property across the front of Little Beck Cottage.



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Approximate gross internal area

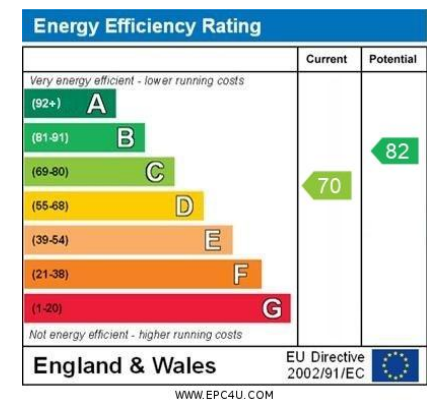
86 sq m - 926 sq ft



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. 2026



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