

3 Preston Mill

Preston Under Scar, Leyburn, North Yorkshire, DL8 4AG

RobinJessop

A GRADE II LISTED CHARACTER PROPERTY REQUIRING COMPLETE REFURBISHMENT IN AN EDGE OF VILLAGE POSITION

- Grade II Listed Former Mill
- Four/Five Double Bedrooms
- Full Refurbishment Required
- Storage Building with Potential
- Off Road Parking
- Enclosed Garden
- Stunning Views of Penhill
- Cash Buyers Only
- **Guide Price: Offers in Excess of £195,000**

SITUATION

Leyburn 2 miles. Bedale 12 miles. Hawes 15 miles. Northallerton 20 miles. Darlington 25 miles. Leeds Bradford and Newcastle Airports are both approximately an 80 minute drive.

3 Preston Mill is in a peaceful position near to the Wensley Railway Station between the villages of Wensley and Preston Under Scar. The station itself is no longer in use, but the Wensleydale Railway does pass through on its route from Leeming to Redmire.

There is a public house and a village hall in the nearby village of Wensley with the nearby market town of Leyburn having the benefit of a good range of shops and amenities.

DESCRIPTION

3 Preston Mill is a Grade II listed former mill which requires complete refurbishment. The property offers excellent potential with spacious accommodation comprising of a living room with a multi fuel stove with back boiler, a second living room with vaulted ceiling and a kitchen diner with fitted units and a door out to the rear.

To the first floor there are three double bedrooms, each offering excellent views and a bathroom.







To the second floor there is a further bedroom with a storage room which could be reconfigured to create a fifth bedroom.

Externally the property is complemented by a useful storage building which is in good order, a garden room with attached conservatory and an enclosed garden which is laid to lawn with fruit trees.

Overall, the property offers an excellent opportunity to purchase an edge of village character property requiring full refurbishment. An early viewing is advised.

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 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

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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.

Please note that there is a flying freehold, further details area available upon request.

SPORTING & MINERAL RIGHTS







The sporting and mineral rights are reserved by the Bolton Estate.

COUNCIL TAX
Band D.

SERVICES
Mains electricity. Mains drainage. Solid fuel heating.
The property is served by a private water supply. The purchaser will be required to contribute to the upkeep and maintenance of the water supply, and an annual charge will be made for water supplied. Cost is £150 (increased every 2 years). No guarantee as to quality or quantity.

LOCAL AUTHORITY
North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD

AGENT NOTES

Rights of Way
The owner of No 2 Preston Mill enjoys a right of access to the garden via the gate at point X and also to their garage

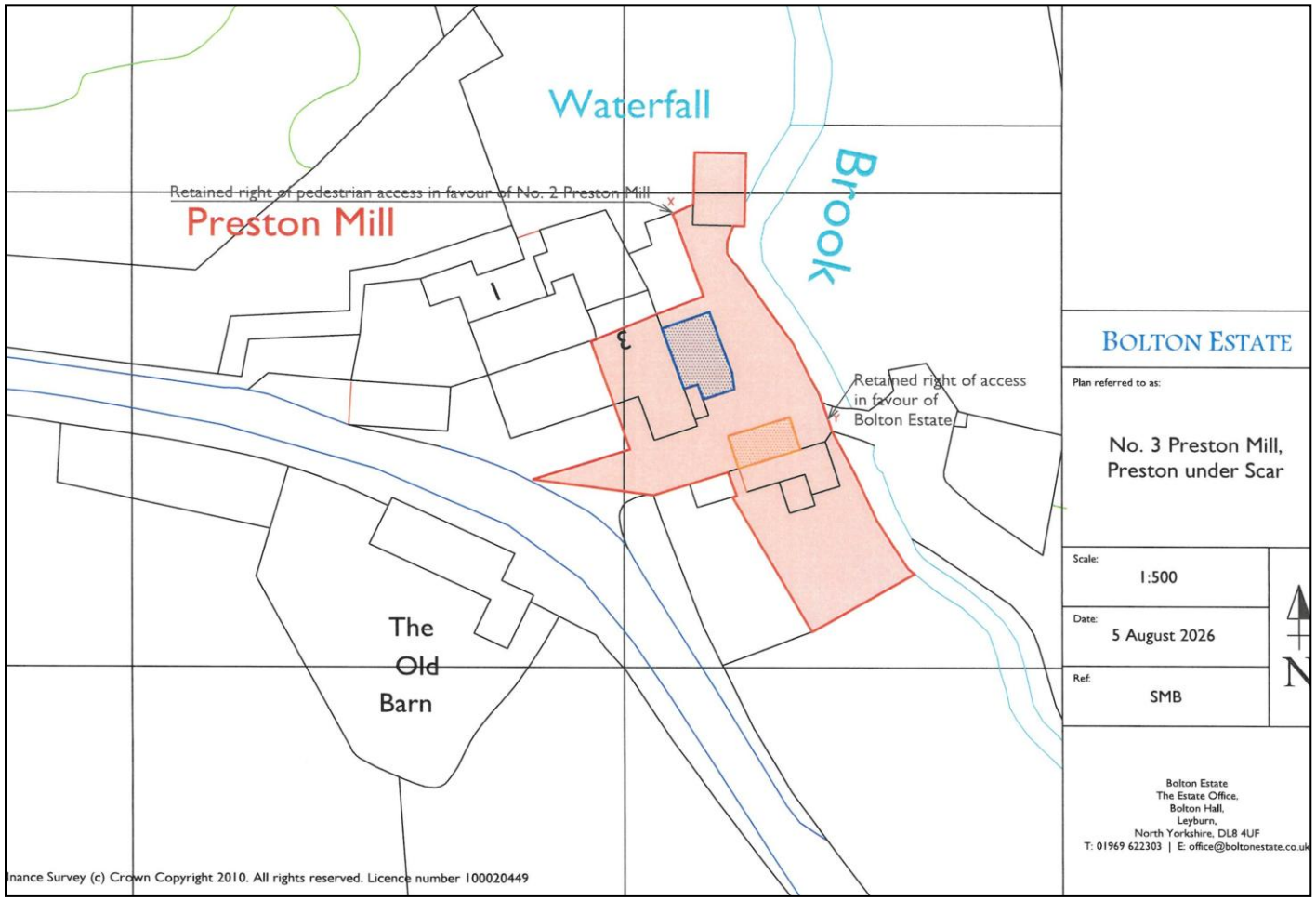
The Bolton Estate will retain a right of access across the bridge at point Y.

Right to Park
The owner of No. 2 Preston Mill enjoys a non-exclusive right to park 2 family sized cars on the blue area (subject to availability). If the blue area is not available, the orange area may be used (again subject to availability). The parking rights shall not cause a nuisance or obstruction to the Grantor.

Maintenance
A water pipe is understood to run through the property serving other Bolton Estate property. The Bolton Estate will reserve the right to maintain and replace this pipe as may be required from time to time upon giving reasonable notice and reinstating any damage caused upon completion of such works.

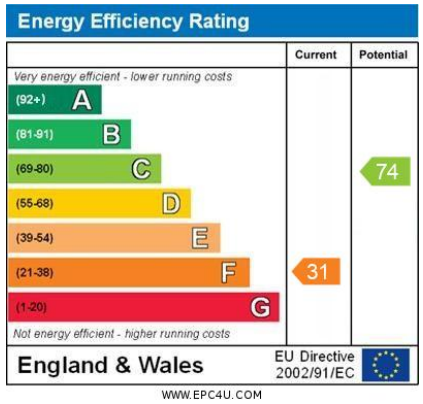
Listed Building Consent
It is understood that the previous tenant carried out some works without obtaining listed building approval, further details upon request.

Additional Garden Land
There is a further area of garden land available by a separate negotiation. Further details are available on request.



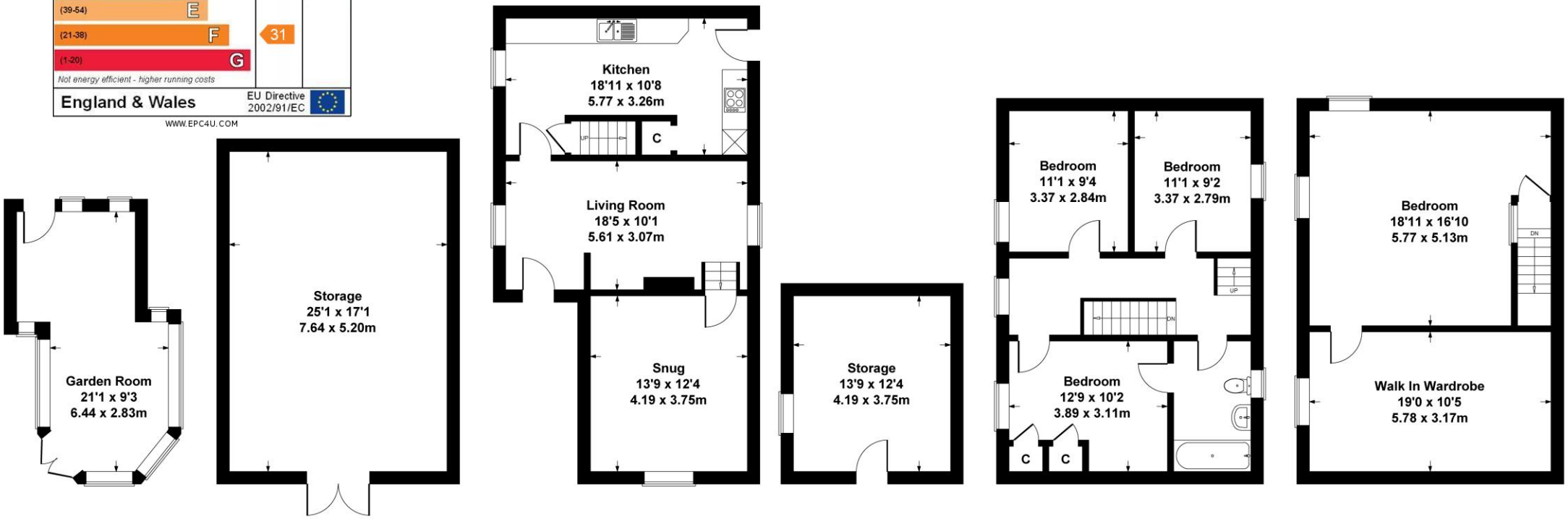






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Approximate gross internal area
House 169 sq m - 1819 sq ft
Outbuildings 56 sq m - 603 sq ft
Total 225 sq m - 2422 sq ft



OUTBUILDING | OUTBUILDING | GROUND FLOOR | FIRST FLOOR | SECOND FLOOR

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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