



Sunnybank Farm, Carperby, Leyburn
North Yorkshire

For the finer things in property.



Sunnybank Farm

Carperby, Leyburn

DL8 4DR

A handsome restored and extended stone-built farmhouse and cottage with a range of courtyard stone outbuildings. Situated in the Yorkshire Dales National Park, with stunning views.

Leyburn 6.9 miles, Richmond 13.4 miles, A1M (J51) 15.7 miles, Northallerton mainline station 24 miles, Teeside Airport 33 miles, Durham 49 miles, Newcastle Airport 68 miles

Main house: Porch | Sitting room | Family room | Music room | Office | Kitchen | Dining area | Utility | Cloakroom | Principal bedroom with en suite bathroom | 3 Further bedrooms | Family bathroom | Garden | EPC rating B

Approx. 7.92 acres | Garage | Plant room | Cinema/hobbies room | Cow byre/workshop | Garden stores | Potting shed | Stables

Cottage: Sitting room | Kitchen | 1 Bedroom | Shower room | EPC rating C

The property

Sunnybank is a delightful, detached property, which has been fully refurbished, offering substantial and versatile spaces over two floors. There is a seamless blend of modern features and traditional elements, such as exposed timbers, latched wooden doors, stone shelves and feature fireplaces. The property has excellent environmental credentials with ground source heat pump, rainwater harvesting, solar PV, solar water heating, double and triple glazing, underfloor heating and high levels of insulation. The ground floor accommodation flows from a porch that opens into a south-facing music room. An inner hall with original turned stairway opens to the cloakroom, utility and office. The accommodation flows through the family room into the 21 ft. vaulted sitting room with a log burning stove. An additional

staircase with glass balustrade leads up to the galleried landing library. The stunning light-filled kitchen and dining space has access to the south-facing dining terrace via bi-folding doors. The kitchen comprises a range of bespoke cabinetry, granite worksurfaces, integrated appliances and an island/breakfast bar with additional inset circular sink. Upstairs there is an attractive family bathroom and four bedrooms, with the larger principal suite benefitting from a dressing area and luxury en suite bathroom.

The attached cottage comprises a cloakroom, a charming sitting room and a well-appointed kitchen on the ground floor, all enjoying underfloor heating. On the first floor is a bedroom complete with a modern en suite shower room. The cottage offers the potential as holiday accommodation or could be incorporated into the main house (STP).

Outside

The property is approached via a driveway with ample parking on a gravelled forecourt beside the garage and attached plant room. The considerable plot has exceptional rural views, paddock (2.7 acres), beck and wetland (0.8 acres) and woodland (3 acres). The beautifully landscaped garden wraps around the home and is largely laid to lawn. The front terrace provides a large area for alfresco dining and entertaining. The rear kitchen garden has an orchard and a number of raised beds. The 71 ft. cow byre/workshop offers excellent potential, attached to which is a garden store and potting shed. A fully rebuilt stone barn, currently a cinema/hobbies room with a shower room, and a stable block with two loose boxes and tack store form a south facing courtyard with pergola and wildflower meadow.

Location

The nearby town of Leyburn offers a wide range of local amenities, whilst the market towns of Richmond and Northallerton provide a comprehensive range of additional recreational, cultural and shopping facilities. The A1(M) gives access to Harrogate and York to the south and Newcastle upon Tyne to the north.





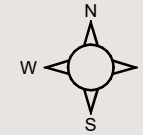
Cottage



Cottage



Floorplans Sunnybank Carperby, Leyburn
 Main House internal area 2,737 sq ft (254 sq m)
 Garage internal area 237 sq ft (22 sq m)
 Outbuilding internal area 2,813 sq ft (261 sq m)
 Cottage internal area 577 sq ft (54 sq m)
 Total internal area 6,364 sq ft (591 sq m)
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8617447/SAK



Schooling

Notable nearby schools include Aysgarth, Barnard Castle, Queen Mary's close to Thirsk and many independent schools in Harrogate.

Directions

What3Words: ///stylist.plays.marinated

General

Local Authority: North Yorkshire County Council
Services: Mains electricity, private borehole, private drainage which we believe to be compliant, ground source heat pump, rainwater harvesting, solar water heating, Solar PV panels connect to the national grid through a Feed in Tariff, and EV charger.

Council Tax: Band D (House), Band A (Cottage)

Tenure: Freehold

Guide Price: £1,395,000

Harrogate

9 Westgate House, Albert Street, Harrogate HG1 1JX

01423 561274

harrogate@struttandparker.com

struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London



For the finer things in property.

