

Orchard Lodge

Grove Square, Leyburn, North Yorkshire, DL8 5AE

RobinJessop

A STUNNING HIGH SPECIFICATION THREE BEDROOM DETACHED HOUSE IN A PRIVATE CENTRAL TOWN LOCATION

- High Specification Detached Property
- Three Double Bedrooms
- Open Plan Kitchen & Living
- Quality Fixtures & Fittings Throughout
- Secluded Town Centre Location
- Low Maintenance Gardens
- Driveway Parking
- Guide Price Range: £425,000 - £450,000

SITUATION

Leyburn Market Place 5 minuite walk. Richmond 9 miles. Bedale 10 miles. Hawes 17 miles. Northallerton 19 miles. Teesside 40 miles. Harrogate 43 miles. Leeds Bradford & Newcastle airports are both a 1 hours' drive. All distances and times are approximate.

Leyburn is a thriving Market Town which offers a range of independent shops, cafes, pubs, a doctor's surgery and a dentist surgery as well as both primary and secondary schools. The bustling town also benefits from various clubs and regular bus services to Richmond, Bedale and Northallerton.

Orchard Lodge is conveniently situated on the edge of Grove Square, a short walk from Leyburn Market Place. The location is quiet yet accessible and several larger centres including Teesside, Harrogate and York are within a reasonable commuting distance.

DESCRIPTION

Orchard Lodge briefly comprises a stunning, high specification detached property which was built in 2022 by local and reputable builder, Andrew Wrest. The whole property is finished to exacting standards with a supreme attention to detail throughout.







All the rooms are very well proportioned and feature high specification fixtures and fittings.

Orchard Lodge has underfloor heating throughout the ground floor and is entered into a useful lobby which leads into the reception hall and open plan living space. The high-quality kitchen was sourced from County Kitchens, a local family run company which are based in Leyburn. It offers an excellent selection of units which are complemented by granite worktops. There is a wide range of integrated appliances including twin ovens, ceramic hob, dishwasher and an integrated full height larder fridge and an integrated full height freezer. There is also a large central island which makes the space great for entertaining and incorporates a breakfast bar. The living area surrounds a log burning stove set within a porceline tiled fireplace and it has bi-folding doors which open out allowing direct access to the private garden.

Usefully, there is a separate utility room just off the kitchen area which offers excellent storage and is plumbed for a washing machine.

Completing the ground floor is a bedroom which could be used as an office if required. This also has bi-fold doors out to the garden and has use of an ensuite wet room which is fully tiled with a walk-in shower, WC and hand basin.

To the first floor there are two double bedrooms. The main bedroom has a selection of bespoke fitted wardrobes and shelving and a generous ensuite bathroom with a modern suite including a WC, hand basin, bath and a walk-in shower together with a built-in dresser offering storage. The second bedroom also has an ensuite with walk-in shower.

Externally the property is complemented by a private garden which provides a suntrap in the summer months. This is paved and has planted borders with a mix of flowers and shrubs. There is also a delightful water feature. There is also driveway parking for 2 cars and a useful garden store.

The property would make an ideal full-time home or quality holiday let in the heart of Leyburn. 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 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
///locker.morphing.sharpness

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

TENURE
Freehold with vacant possession.

COUNCIL TAX
Band F.

SERVICES
Mains electricity. Mains water. Mains drainage. Air source heating.

BROADBAND
High speed connection available.

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

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Orchard Lodge, Leyburn

Land App



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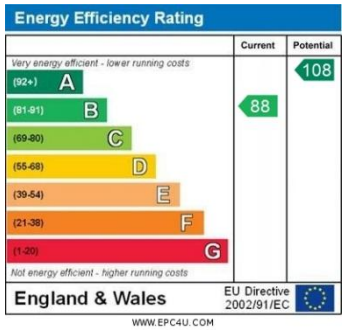
Plan for Identification Purposes Only

10 m
Scale 1:482 (at A4)

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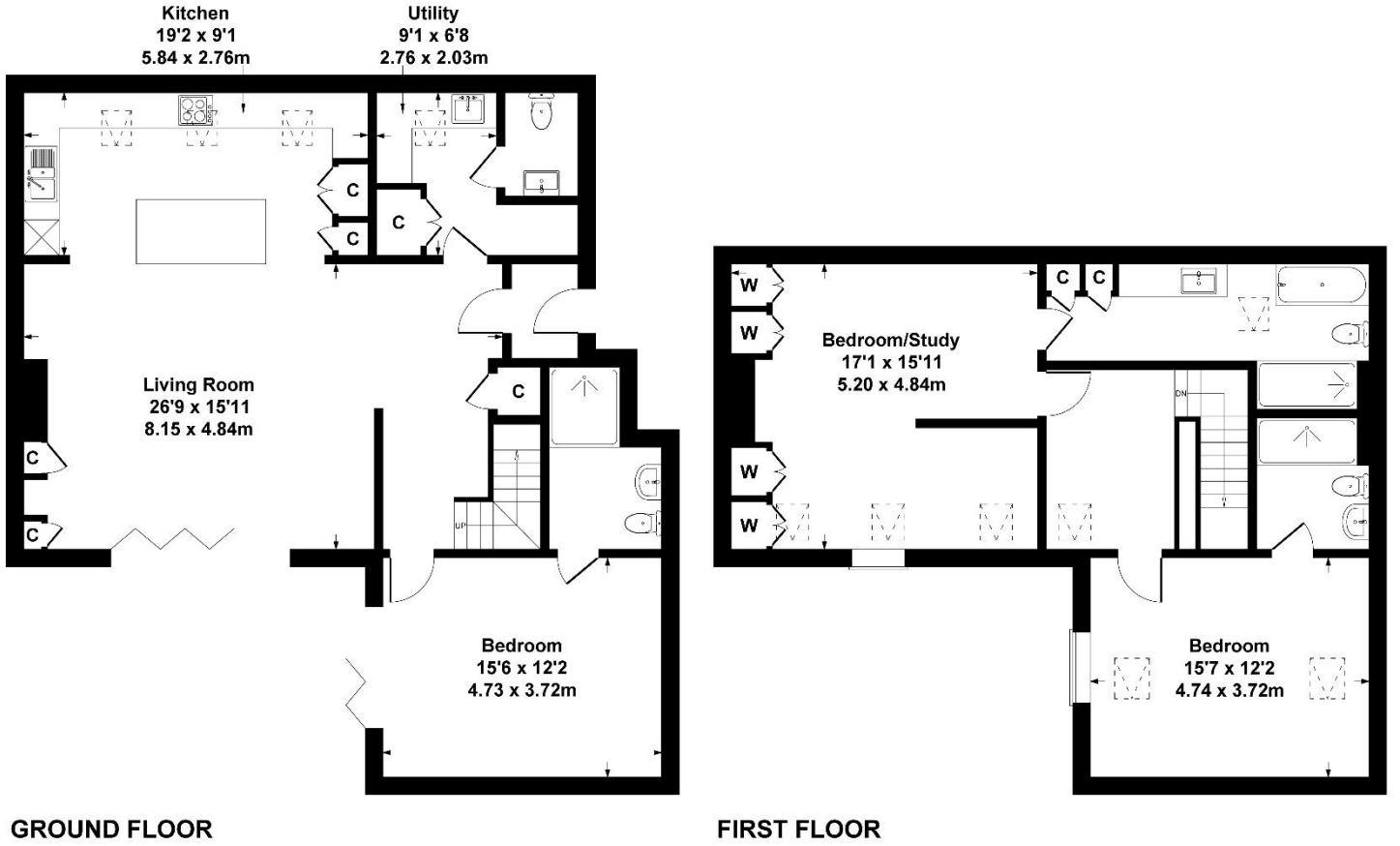






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Approximate gross internal area
165 sq m - 1776 sq ft



GROUND FLOOR **FIRST 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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