

# Prospect Farm

Bellerby, Nr Leyburn, North Yorkshire, DL8 5QP



Prospect Farm is a charming double fronted farmhouse in the middle of this sought-after village, whilst habitable the house is in need of some modernisation. The house has 2/3 reception rooms, 3/4 bedrooms and a family bathroom. There is a garage with a workshop above to the side of the house that could be incorporated into the house (subject to planning etc.). There are also a number of outbuildings that could create 3 to 4 separate cottages (subject to planning etc.). at the rear of the property there is a large paddock (approximately 2 acres) laid to grass and with many native and soft fruit trees.

Leyburn 1 ½ miles, Catterick 10 miles, Darlington 20 miles, A1 9 ½ miles, Darlington Train Station 20 miles.

**OFFERS IN EXCESS OF**  
**£495,000**





Prospect Farm has been in the same family for over 50 years. In that time it has been a wonderful family home but whilst habitable, is now in need of some modernisation. There are a number of stone outbuildings at the rear of the property that could also (subject to planning) be converted into 3 to 4 holiday cottages or home work space. There is a pretty front garden with a small mill race/trout stream, good sized walled garden to the side of the house and large paddock of approximately 2 acres at the rear of the property.

### Accommodation

Ground floor: - Hall, sitting room, dining room, kitchen/ breakfast room, office/bedroom 4, WC, boot room, rear porch and store.

First Floor: - 3 double bedrooms and a large bathroom.

Garage with workshop above.

Outside store shed, greenhouse (in need of some repair).

Large series of stone barns/outbuildings with series of garages behind.

### Outside

The house is approached via a drive over a small Village Green and past the side of the house into the rear courtyard. There is a pretty cottage garden at the front of the house laid to lawn with borders, mature trees, bushes, flowers and mill race/trout stream. To the side of the house at the rear there is a walled

garden with a variety of soft fruit trees. There is also a short drive leading into a rear garage area and onto the rear of the property. The field (approximately 2 acres) at the rear is laid mainly to grass with an Orchard area in the middle and treelined at the side and rear. There is a tremendous biodiversity of wildlife and plantlife here as well as many different species of trees and shrubs.

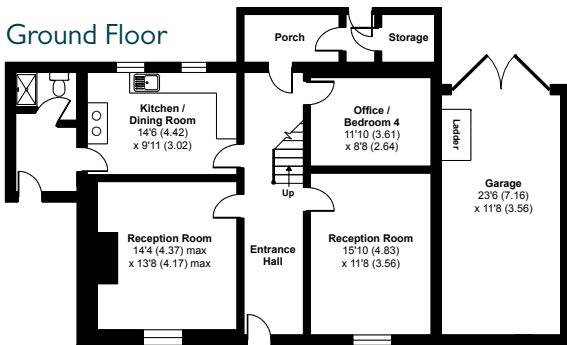
### Location

Prospect Farm sits on the Village Green and has a commanding south facing position in this sought-after village. Bellerby has a wonderful village pub, The Cross Keys, and a pretty Village church of St John the Evangelist. Mentioned in the Domesday Book, Bellerby was known as "Belgebi" which derives from Old Norse meaning Berg's farmstead or clearing. Bellerby has a wonderful farming community and is a mile and a half from the thriving Market Town of Leyburn characterised by its independent shops. Leyburn is a gateway town of The Yorkshire Dales National Park and has an abundance of pubs, restaurants and all sorts of shops for everyday life as well as a great doctor's surgery. Leyburn has a primary and secondary school with several private schools close by including Aysgarth, Queen Mary's and Sedbergh to name a few. The countryside around Bellerby is perfectly suited for walking and riding with many footpaths and bridleways. The River Ure is close by with excellent fishing and there are many historic places to visit.

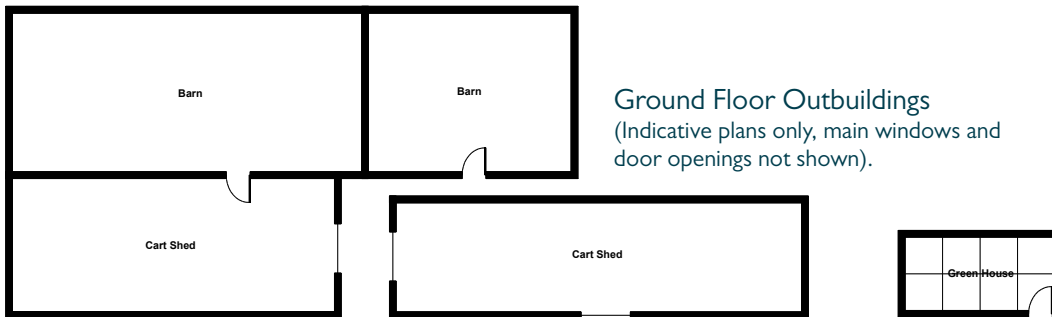
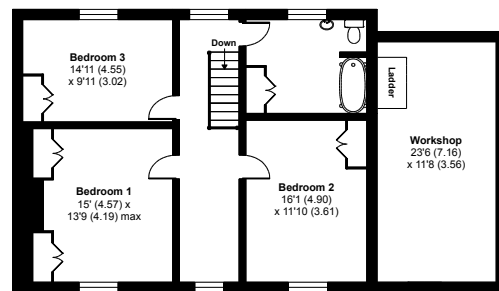


## FLOORPLANS

Ground Floor



First Floor



Ground Floor Outbuildings  
(Indicative plans only, main windows and door openings not shown).





### Services

Main's water, drainage and electricity.

### Council Tax

Council tax is payable to Richmond District Council.

### Tenure and Possession

The property is offered for sale freehold and with vacant possession upon completion.

### Directions

As you approach the village from Leyburn the road turns sharp right with the Village green on the left. Approximately 50 yards after the Cross Keys Pub on the right Prospect Farm will be found on the left up a small drive.

### Viewing

Strictly by prior appointment through Giles Edwards Yorkshire Property Ltd, Tel: 01765 688 353.

### Energy Performance

Full certificate available on request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72   C
55-68	D		
39-54	E		
21-38	F		
1-20	G	16   G	



### Important Notice

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### Measurements and other Information

All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.