

ELM HOUSE

REDMIRE ♦ NEAR LEYBURN ♦ NORTH YORKSHIRE



ELM HOUSE, REDMIRE, DL8 4EW

An exceptional Grade II listed country house with ancillary accommodation, occupying a beautiful setting amidst almost 19 acres (7.69 ha) of gardens and parkland, enjoying superb southerly views towards Penhill and privately situated on the eastern edge of the village, surrounded by picturesque Wensleydale countryside.



GROUND FLOOR

Central reception hall • Cloakroom
Drawing room • Dining room • Sitting room
Family room • Kitchen • Breakfast room
Side and rear halls • Utility room
Extensive basement area

FIRST FLOOR

Landing • Superb principal bedroom with an en suite bathroom and a large dressing room
Guest suite with living room, cloakroom, bedroom and an en suite shower room • Three additional bedrooms, each with en suite bath/shower rooms • Three further bedrooms
House bathroom • Office

ANCILLARY ACCOMMODATION

Lying just to the east of the property itself are a substantial, part converted range of outbuildings providing extensive ancillary accommodation, suitable for a variety of uses

OUTBUILDINGS

Four car garage with studio/store room above
Greenhouse • Biomass boiler room • Store
Tractor shed • Summerhouse

GARDENS AND GROUNDS

Gated entrance • Treelined driveway approach
Formal gardens to the south sweeping lawned areas with mature holly hedging, herbaceous borders and established trees
Extensive paddock land • Woodland
In all almost 19 acres (7.69 ha)



THE HOUSE & ACCOMMODATION

Elm House is an exceptional country house in every respect. Being Grade II listed and with origins dating back to the late 18th Century, the sale offers an opportunity to acquire a significant and important property in an enviable setting. Much loved and improved by the current owners throughout their 21 year tenure, the property provides spacious family accommodation, portraying a lovely balance of formal and relaxed living. Its layout has been thoughtfully designed with family living and entertaining very much in mind.

In addition to the principal house, there are a substantial part converted range of outbuildings providing ancillary accommodation, being suitable for a variety of uses, be that for residential accommodation, holiday lettings or a leisure and entertaining area. It lies within a short walk of the house itself, across the rear courtyard.






THE LOCATION

Leyburn – 5 miles
Hawes – 13 miles
Richmond – 12 miles
Northallerton – 23 miles

Elm House is beautifully situated on the eastern edge of Redmire, a picturesque Dales village, some 5 miles from the market town of Leyburn. Village facilities include a public house, village hall and a church. Leyburn provides an excellent range of everyday facilities including primary and secondary schools, a doctor's surgery, church and chapel as well as a good range of shops, pubs and restaurants and a weekly outdoor market. There are a range of independent schools within daily travelling distance including Aysgarth Prep, Barnard Castle, Sedbergh, Queen Marys in Baldersby and Polam Hall in Darlington.

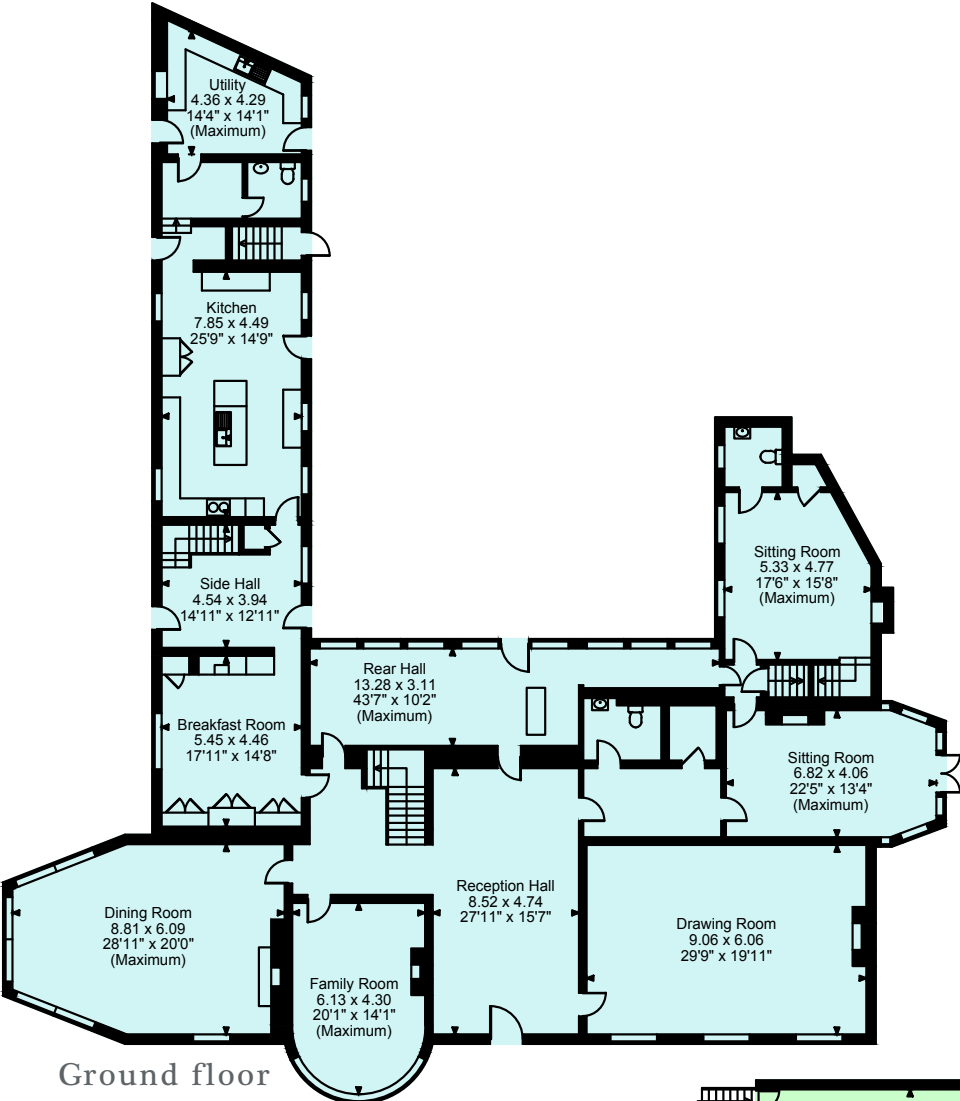
One of the main attractions of the location is the stunning scenery of the Yorkshire Dales National Park, which is literally on the doorstep. There is an abundance of public footpaths and beautiful countryside, welcoming visitors from far and wide. Quality public houses and restaurants include the Blue Lion at East Witton and the Wensleydale Heifer at West Witton, together with notable hotels including Rockcliffe Hall, Middleton Lodge and Swinton Park. Local attractions include Bolton Castle, the Forbidden Corner, Richmond Castle and the Black Sheep Brewery in Masham.

Redmire village is very accessible, being only 17 miles from the A1(M) at Bedale. Mainline rail stations in Northallerton (23 miles) and Darlington (28 miles) provide services to London's Kings Cross to the south and Edinburgh to the north. International airports are at Leeds/Bradford (50 miles), Teesside (32 miles) and Newcastle (65 miles).

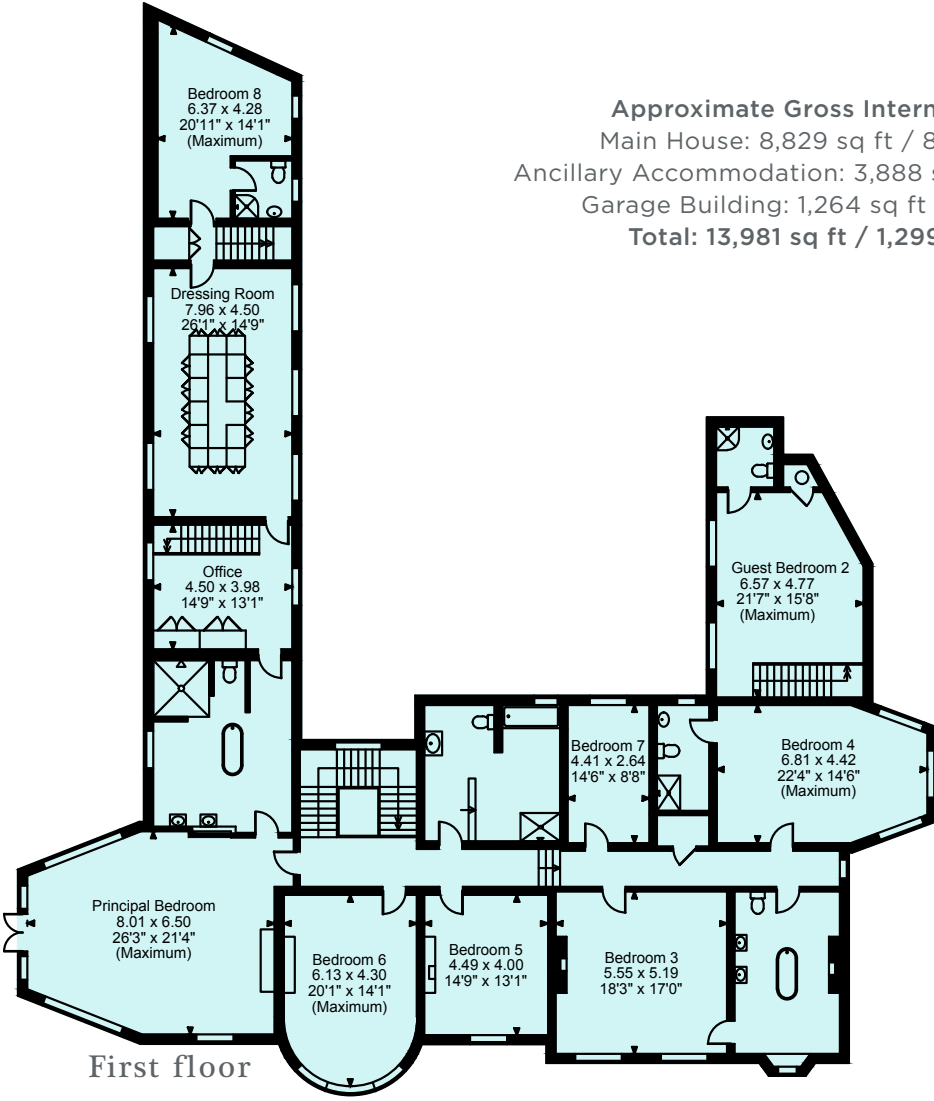




FLOOR PLANS

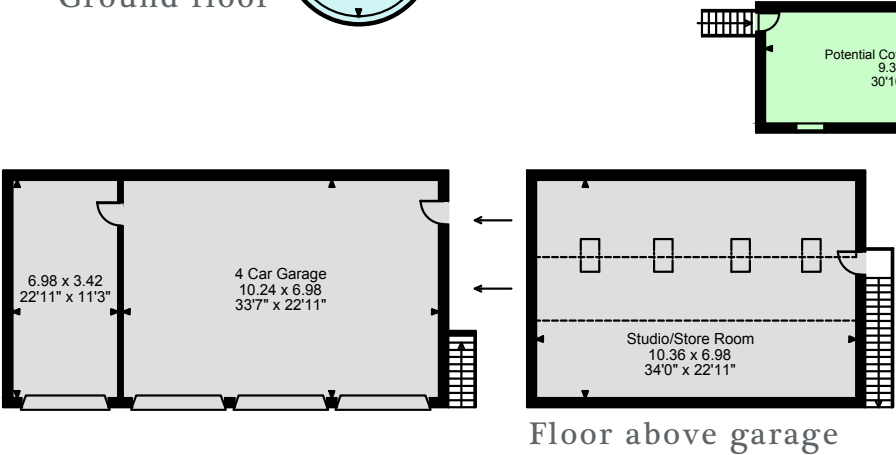


Ground floor

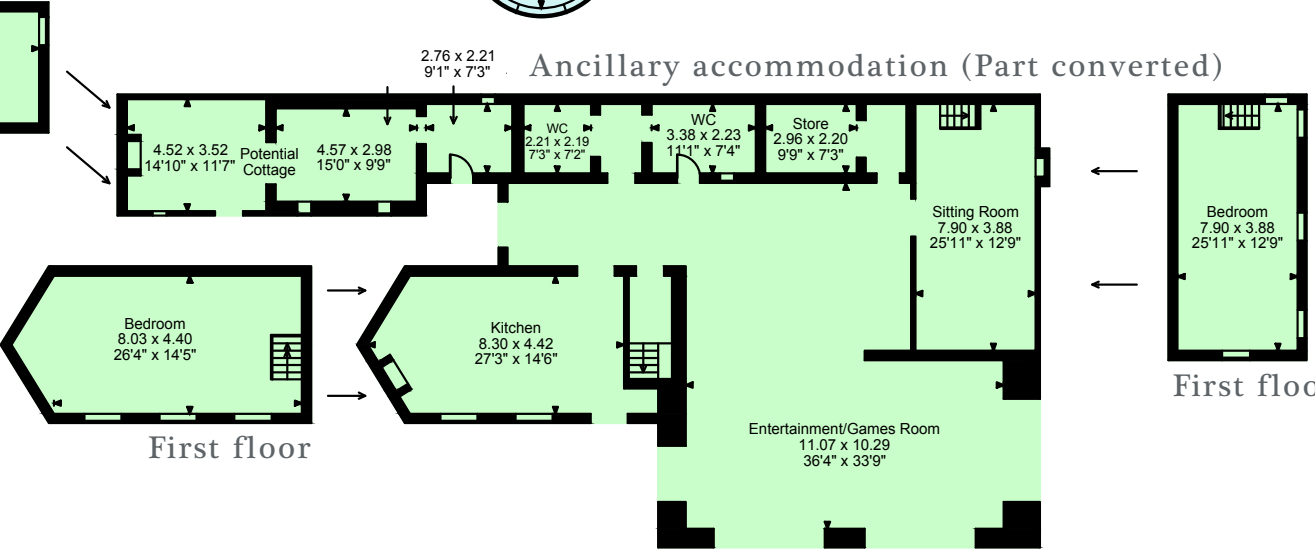


First floor

Approximate Gross Internal Area
Main House: 8,829 sq ft / 820 sq m
Ancillary Accommodation: 3,888 sq ft / 361 sq m
Garage Building: 1,264 sq ft / 117 sq m
Total: 13,981 sq ft / 1,299 sq m



Floor above garage



First floor

First floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.





OUTSIDE



Elm House is approached via a treelined drive with electrically operated entrance gates providing access to the side of the property and the detached 4 car garage.

Elm House occupies a beautifully private setting, positioned to take full advantage of the fine far reaching views over the formal south facing gardens and parkland, towards Penhill in the distance.

There are a range of sweeping lawned areas immediately to the front and side, a formal terraced garden to the side with a Solspan conservatory and an area of protective woodland to the rear. Beyond the gardens to the front is the parkland. A useful and extensive range of outbuildings lie to the rear.



ADDITIONAL INFORMATION

TENURE

We are advised that the property is freehold and vacant possession will be given on legal completion.

SERVICES

We are advised that mains electricity is installed. Water and drainage are from private systems.
Central heating is provided by biomass boilers.

EPC
Band F

VIEWING

Strictly by appointment through the selling agents - Carter Jonas - 01423 523423.

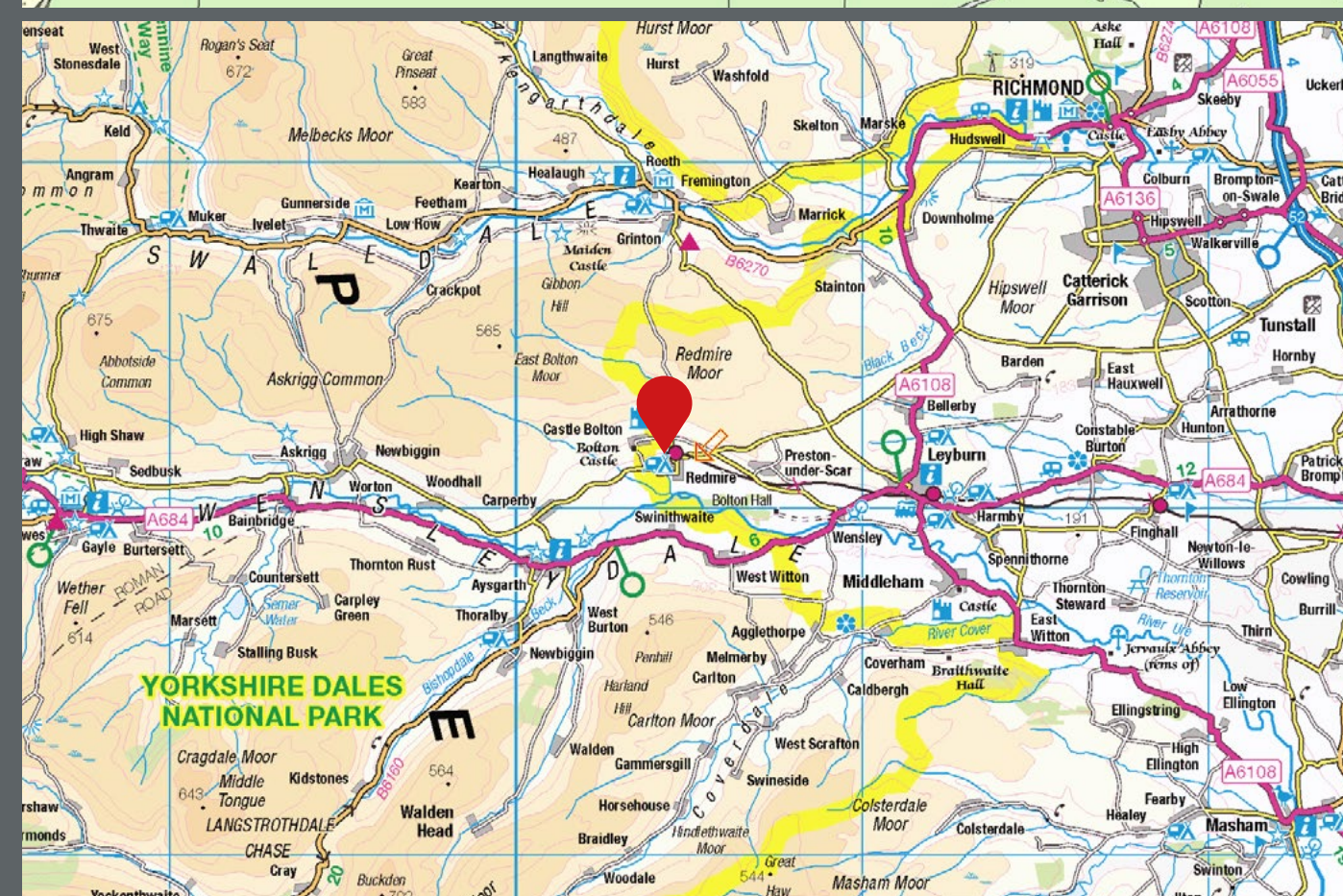
DIRECTIONS – SAT NAV DL8 4EW

From Leyburn proceed on the A684 in a westerly direction towards Aysgarth/Bainbridge. In the centre of Wensley, shortly before The Three Horseshoes pub, turn right signposted to Redmire. Follow the road for 3 miles. As you approach Redmire, you will see Redmire Station on the right. Proceed under the railway bridge and then turn left – this driveway leads to Elm House.



DISCLAIMER

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