

# 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)

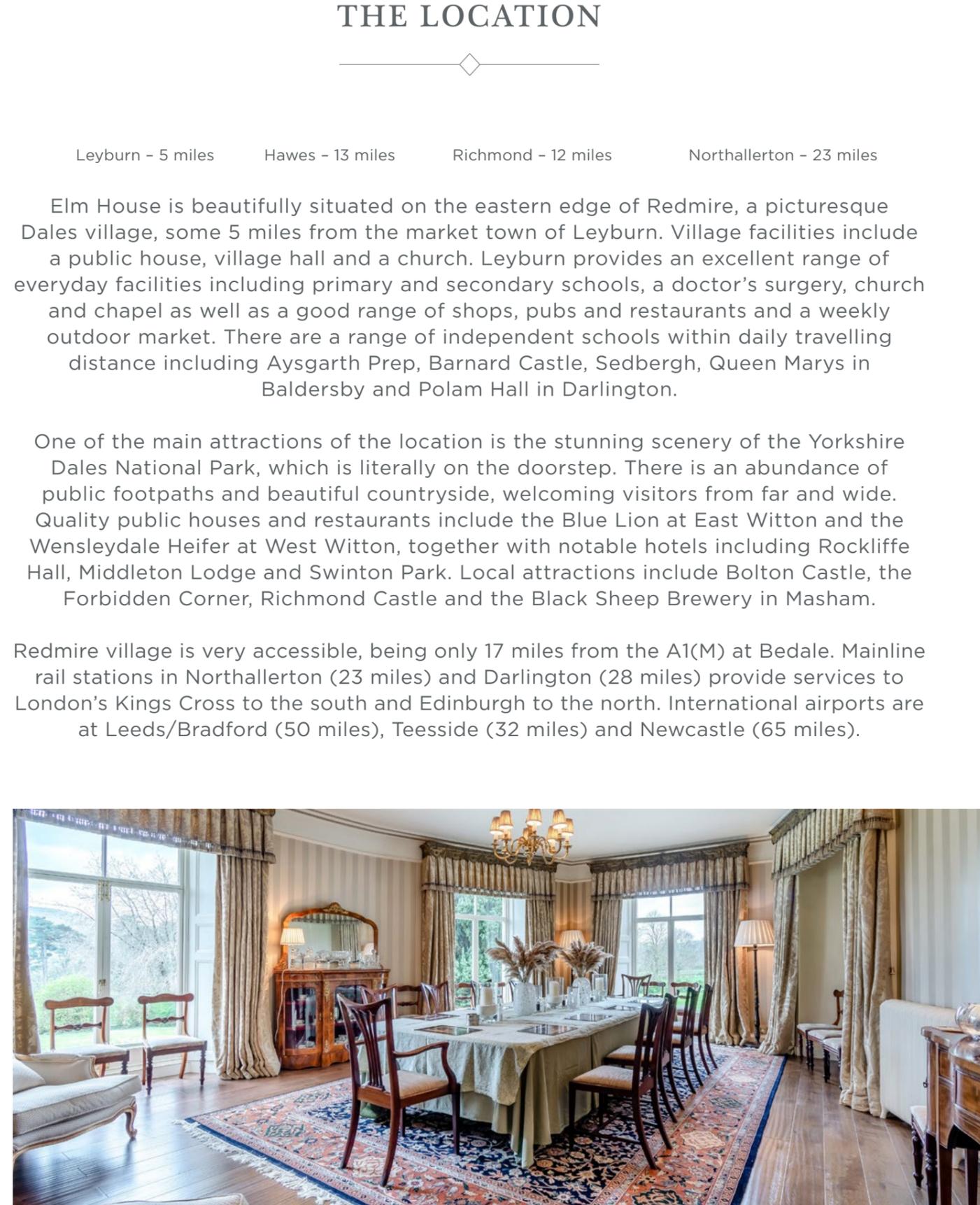


## THE HOUSE & ACCOMMODATION

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

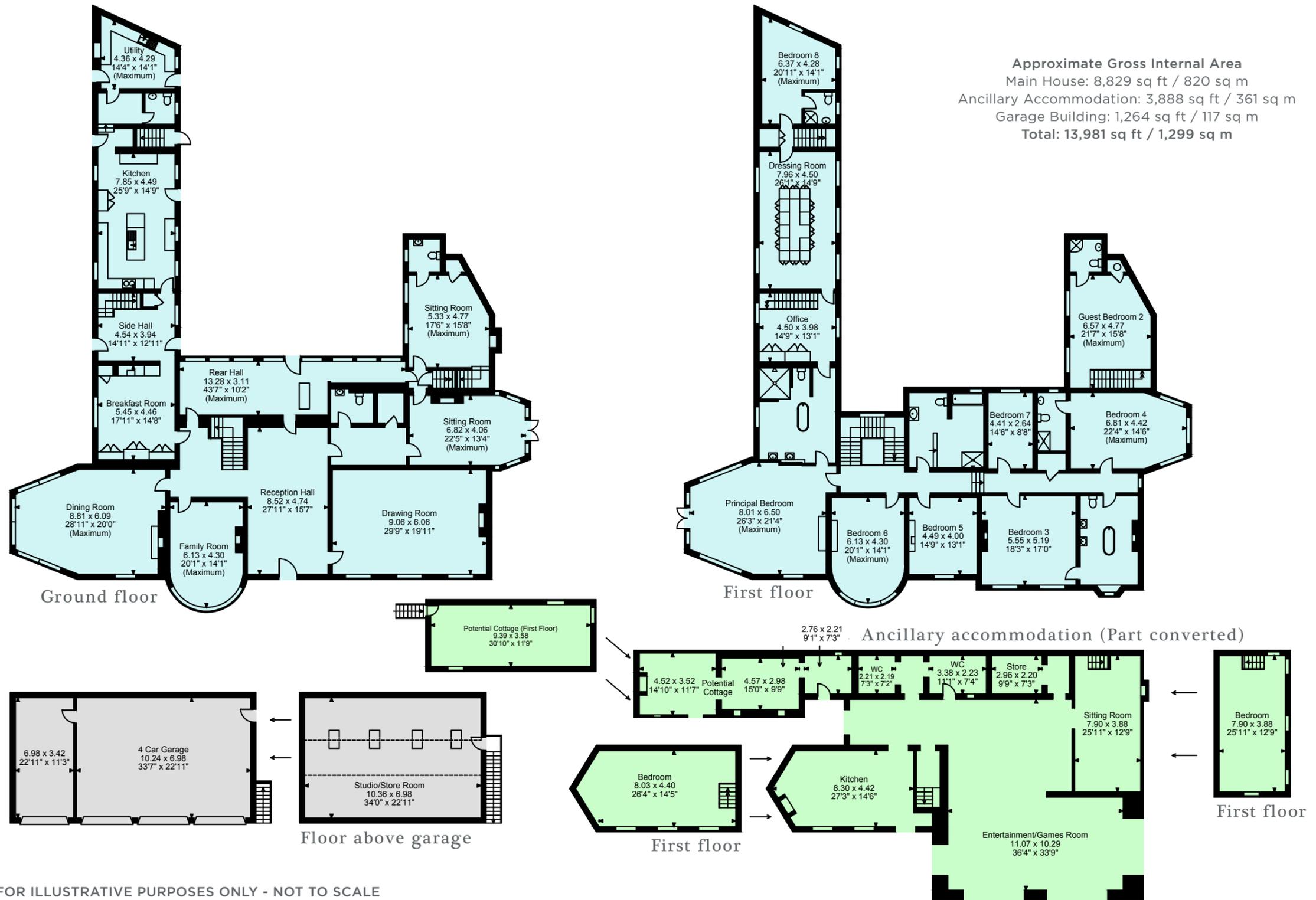
Elm House is beautifully situated on the eastern edge of Redmire, a picturesque Dales village, some 5 miles from the market town of Leyburn. Village facilities include a public house, village hall and a church. Leyburn provides an excellent range of everyday facilities including primary and secondary 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



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.

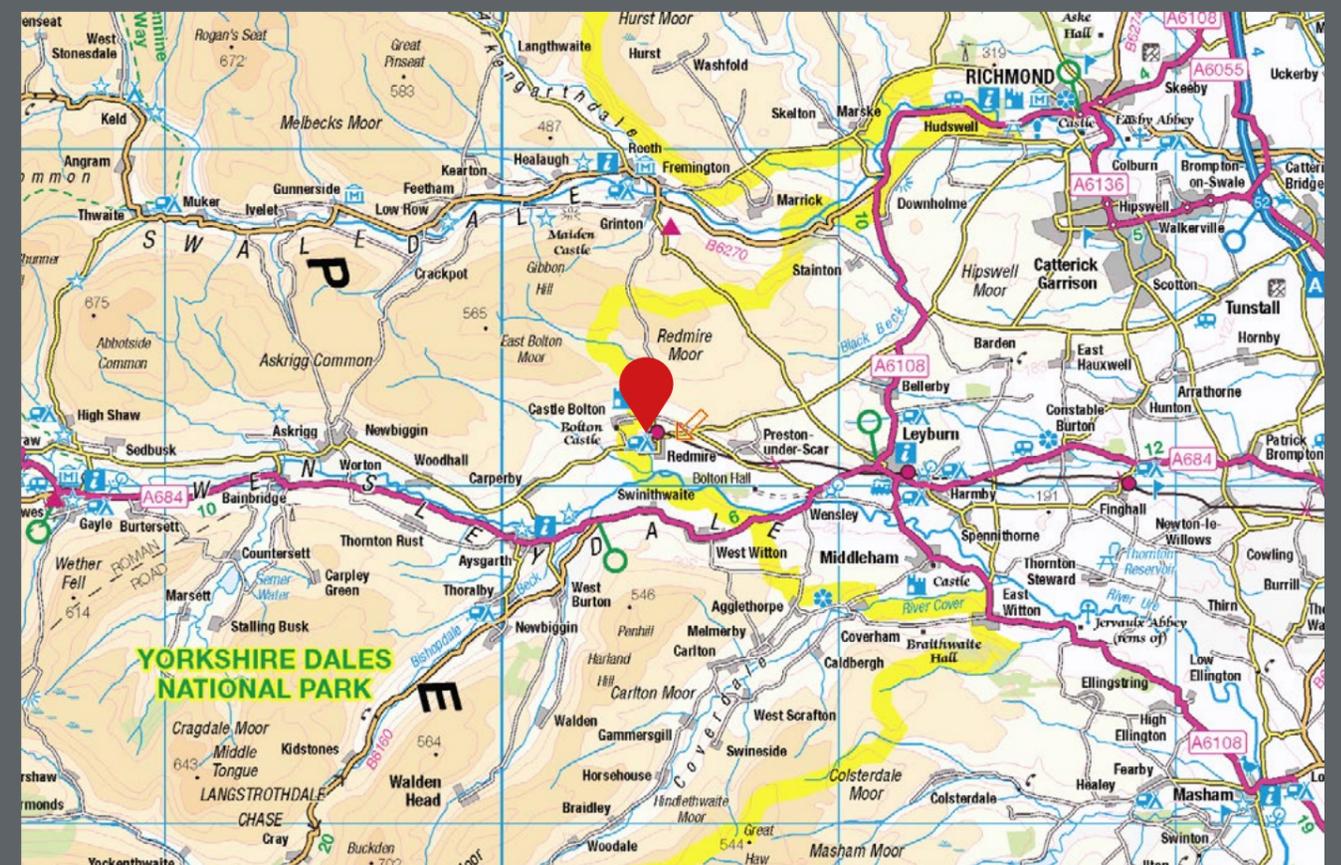
### DIRECTIONS – SAT NAV DL8 4EW

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

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.



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