



**CARVERS**  
SALES & LETTINGS

Redmire, Leyburn, DL8 4ED  
Price £675,000

House - Semi-Detached

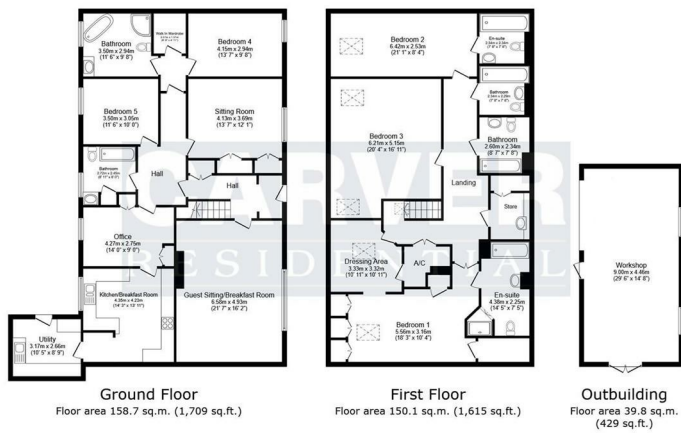


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A charming and exceptionally spacious five-bedroom period home (3324 sq ft) offering superb versatility - currently operating as an award-winning B&B, yet easily adaptable back into a stunning family home. Located in the desirable Dales village of Redmire, this impressive property combines a rich history with modern comfort. Finished wonderfully throughout this is not a property to be missed, a truly enticing opportunity - whether as a thriving lifestyle business or a stunning family home.



total floor area: 348.6 sq.m. (3,753 sq.ft.)  
Floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or statement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



- Stone Built Period Property Dating Back to 1862
- Five Large Double Bedrooms
- Garden and Spacious Workshop
- Village Centre Location
- Residential or Ready Made Business
- Edge of Yorkshire Dales National Park
- Six Bathrooms
- Large Private Parking
- Wonderfully Finished Throughout

**LOCATION**

The Old Town Hall is in the picturesque village of Redmire, in Wensleydale, right on the edge of the Yorkshire Dales National Park. The village has a public house, village hall and church and is perfectly placed for enjoying many miles of walking, cycling and driving routes of the Yorkshire Dales.

Approximately five miles to the east lies the market town of Leyburn, offering a wide range of local and artisan shops, supermarkets, a weekly outdoor market, filling station, a doctors' surgery, dentists, primary and secondary schools. The larger town of Richmond lies approximately 11 miles to the north and includes further shops, amenities and large supermarkets.

There is a range of independent schools within daily travelling distance. The A1(M) is approximately 13 miles away, providing access towards York, Harrogate and Leeds to the south and Middlesbrough, Newcastle and Sunderland to the north.

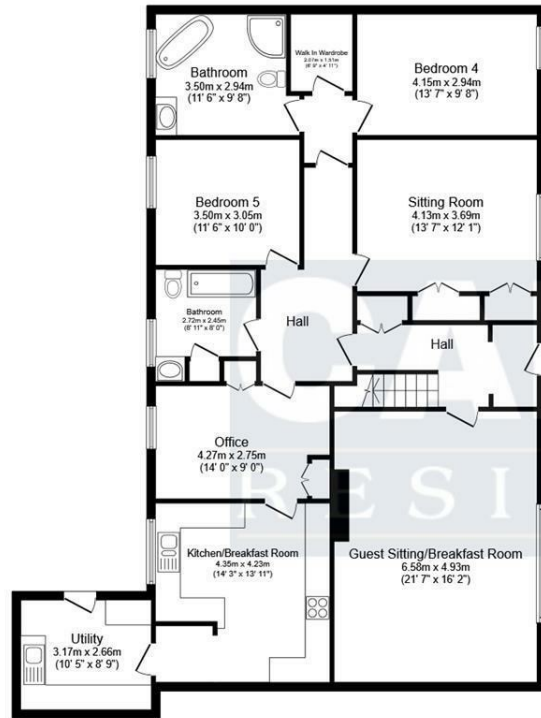
The nearest train station is Northallerton (about 23 miles) with a regular service on the east coast main line to York, Newcastle, London or Edinburgh.

International airports are at Leeds/Bradford (50 miles), Teesside (32 miles) and Newcastle (65 miles).

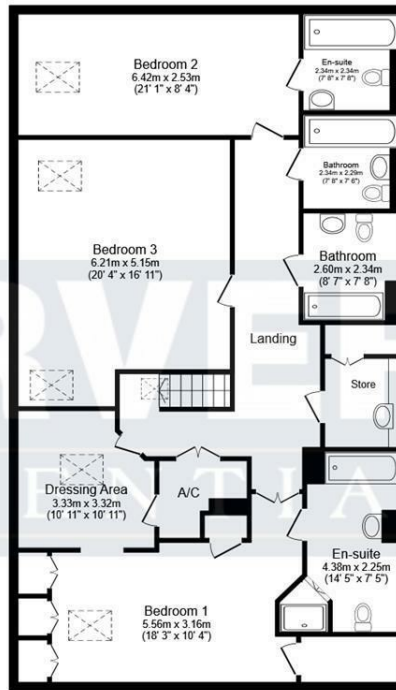
**DESCRIPTION**

Dating back to 1862, The Old Town Hall was originally built as a Drill Hall for training the Wensleydale Volunteers, as well as hosting village social events. It closed in 1960 and was converted into a single-storey residence. In 2005, the building was remodelled into a Bed & Breakfast and has since undergone extensive renovation to offer high-quality, luxury accommodation.

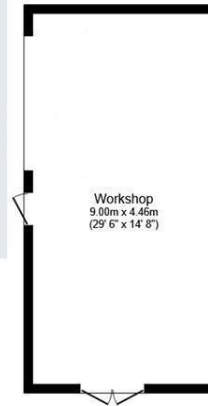




**Ground Floor**  
Floor area 158.7 sq.m. (1,709 sq.ft.)



**First Floor**  
Floor area 150.1 sq.m. (1,615 sq.ft.)



**Outbuilding**  
Floor area 39.8 sq.m. (429 sq.ft.)

Total floor area: 348.6 sq.m. (3,753 sq.ft.)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

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59

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Your home may be repossessed if you do not keep up repayments on your mortgage.  
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.  
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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