



Hutton Ghyll
Constable Burton | Leyburn | DL8 5RW

FINE & COUNTRY

Seller Insight

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We were initially attracted to Hutton Ghyll because of its beautiful position, a location we were already familiar with from our holiday visits nearby. The property offered significant potential for improvements, especially to accommodate our horses. Having lived here for nearly six years, we have modernised the house, enhancing its appeal and functionality. Our favourite aspect of the home is undoubtedly the facilities for our horses, which have made it an ideal environment for us as equestrian enthusiasts. We have many memorable moments here, including family BBQs during the summer, where we enjoyed the tranquility of country living.

What we love most about the area is the friendly community spirit. Events like the annual Barrel Push in Finghall bring everyone together from surrounding villages, creating a strong sense of belonging. We also appreciate having the Queens Head pub just a mile away and the convenience of shops in Leyburn and Bedale, both within a ten-minute drive. The area is filled with scenic walking paths, making it perfect for outdoor enthusiasts.

We're excited to share that we have recently received approval for plans to extend the property, adding an extra bedroom and en-suite while also expanding the kitchen. This presents wonderful opportunities for future development. We are selling to move back to be closer to family and friends. We will truly miss our beautiful home and all the equestrian facilities, and we believe the next owners will fall in love with the same features that attracted us here.

In terms of practicality, we have found the service providers reliable, including Sky, Netflix, and BT broadband, which have kept us well-connected. Interestingly, there wasn't anything we wished we had known before moving in; our transition was smooth, and we settled in comfortably.

As we prepare to leave, we feel a deep emotional attachment to Hutton Ghyll—our lovely home, the menage, and the safe, fenced paddocks. We will miss the friends we have made in this community. If we could take one thing about this property or neighbourhood with us, it would be every aspect of it, reflecting how much we truly appreciate our time here.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Step inside Hutton Ghyll

****Hutton Ghyll: A Magnificent Family Residence with Exceptional Equestrian Facilities****

Set in a picturesque rural location, this beautiful detached stone built cottage offers a charming home which has been lovingly refurbished. Nestled within approximately 10 acres of beautifully maintained grazing land, Hutton Ghyll presents a rare opportunity to acquire a truly charming family home, boasting superb equestrian amenities and breathtaking views. This property offers a remarkable blend of privacy and accessibility, located just a stone's throw from the picturesque village of Constable Burton and between the market towns of Leyburn and Bedale.

Currently designed as a spacious family home, Hutton Ghyll comes with planning permission (ZD24/00161/FULL) for redevelopment into an impressive four-bedroom residence, featuring three bathrooms and three versatile reception rooms. The flexible downstairs accommodation encompasses a charming sitting room with log burning fire, a cosy snug, a study and a well-appointed kitchen dining area. Additional conveniences include a large boot room, utility room, and a downstairs shower room. The first floor houses three generous double bedrooms and a large family bathroom.

Ground Floor

Entrance Porch - A welcoming entrance porch with stone slab flooring and door leading to the living room.

Living Room - a cosy reception room with an abundance of charm, with exposed timber ceiling beams, timber flooring and a feature fireplace with impressive stone mantle piece and stone slab hearth and multi fuel burning stove.

Kitchen and Dining Room - A beautifully fitted kitchen with shaker style units with granite work surfaces, integrated appliances, range cooker and breakfast bar leading to the dining area. The room is spacious and naturally very well lit and have views over the paddocks.

Office - A compact but adequate study space accessed off the living room, ideal for home working or a quiet place for the children to their homework.

Sitting Room - a cosy reception room to the rear of the property with doors to the inner hall and utility room. This room could easily be used as a ground floor bedroom or formal dining room.

Utility - a useful utility room accessed from the kitchen with a belfast sink and space for a washing machine and access to a large under stairs storage cupboard.

Boot Room- An ideal space for muddy wellies, coats and wet dogs after coming in from outside. Accessed from the driveway or from the double garage, this is a really great space for anyone who spends lots of time outside and needs a space to change before coming into the main house.

Shower Room/WC - this is adjacent to the boot room and has a W/C and shower.

First Floor

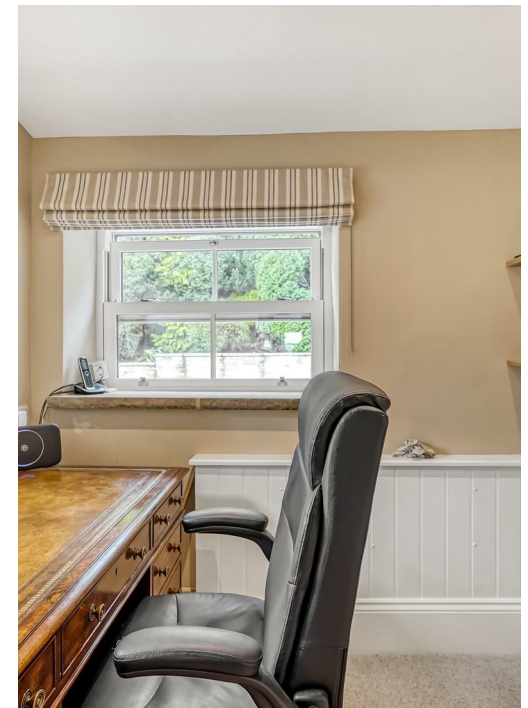
Landing - a useful landing area with a built in storage cupboard making the most of a sloped ceiling. This space is an ideal reading nook.

Primary bedroom - a large double bedroom to the front of the house with timber beams and double aspect over the driveway and front garden.

Bedroom Two - also to the front of the property with views over the paddock land and towards the stables and menage.

Bedroom Three - a further double guest bedroom to the rear of the house.

Bathroom - A beautiful panelled bathroom with copper style free standing roll top bath with mixer tap and shower attachment. There is a separate walk in shower, WC and wash hand basin and views over the paddocks.







Step outside Hutton Ghyll

Designed for the equestrian enthusiast, the property boasts well-fenced paddocks equipped with electric fencing, a newly constructed outdoor school, five stables, a hay and straw store and a dedicated, secure tack/feed room (cleverly made out of the storage area from a lorry). Also in the yard there are two versatile sheds, one with open bays and is ideal for machine storage. One of the bays was planned to be utilised as a horse washing bay. The further large shed with sliding doors has a concrete base and is an ideal workshop. There is CCTV in the yard.

The grounds are predominantly laid to lawn, bordered by tasteful post and rail fencing, with picturesque paths leading to a charming woodland, carpeted with bluebells in the spring. The land surrounds the property with very well maintained paddocks and new fencing. There are field shelters which are available by way of separate negotiation.

Approximate areas: Driveways, gardens, house, school and yard - 3.189 acres.
Paddock to the southern boundary - 3.372 acres. Additional smaller individually fenced paddocks, from top to bottom, 0.55 acres, 0.472 acres, 1.024 acres, 0.853 acres. Woodland - 0.457 acres. Total plot size - 9.917 acres.

Location

The house is approached via electric gates and down a long drive from the road through the private parkland. Hutton Ghyll lies approximately 1 ½ miles South of the village of Constable Burton and close to the village of Finghall. Both villages have great pubs and the Market towns of Leyburn and Bedale are close by with weekly markets and a host of day to day shops. There are primary school and secondary school facilities in Leyburn with others available locally at Richmond and Bedale. Private schooling is found at Newton-le-Willows (Aysgarth Prep), Barnard Castle and Sedburgh. The Yorkshire Dales and Moors are close-by and being the gateway to Wensleydale, some of the region's most breath-taking scenery is accessible along with historic parks and gardens plus Wensleydale Steam Railway serving the village. The cathedral city of Ripon and market town of Northallerton offer more extensive amenities along with links to surrounding towns and cities. The region's motorway network and business centres are also within easy reach for the commuter, with Bedale's by-pass providing a speedy link to the A1 and in turn to mainline railway stations at Thirsk and Northallerton with regular journeys to London Kings Cross.

Directions

From Newton-Le-Willows drive past Aysgarth School (on your left) and carry on for about a mile. At the end of the road turn right. Drive past the Reservoir and after about ¼ of a mile turn left into Hutton Hang. Hutton Ghyll gates will be found on the right after a few hundred meters. [what3words:///imparting.warping.lush](#)

Services, Utilities & Property Information

Utilities – Mains electricity and water. Private septic tank.

Tenure – Freehold

Property Type – Detached. Construction Type – Standard Stone

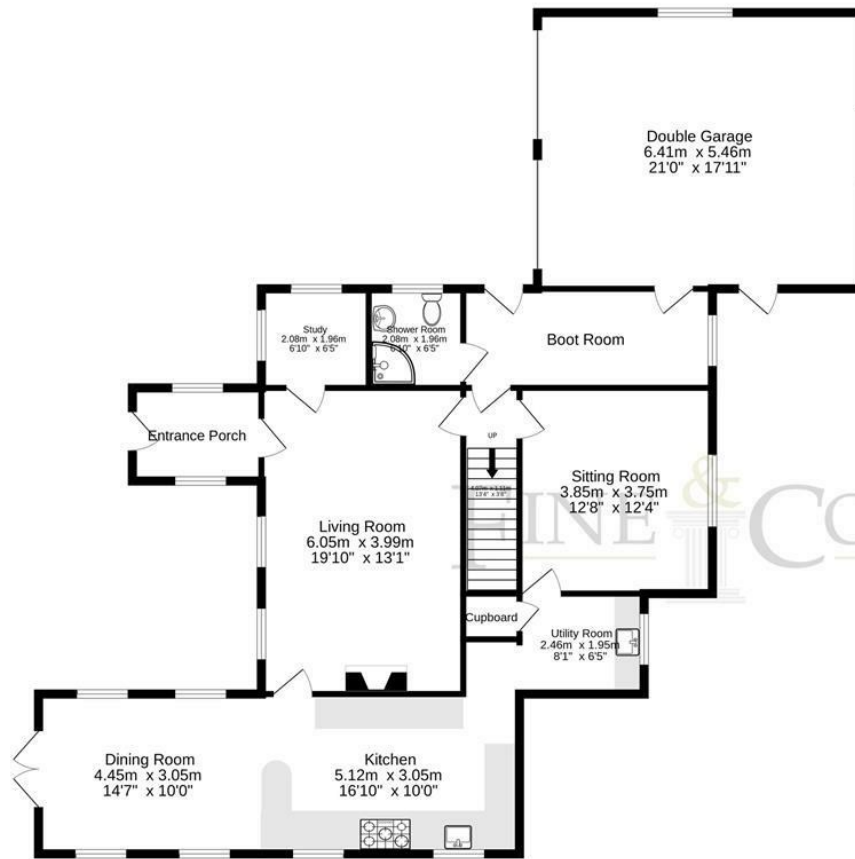
Council Tax – Richmondshire District Council. Band F

Parking – Private off road parking

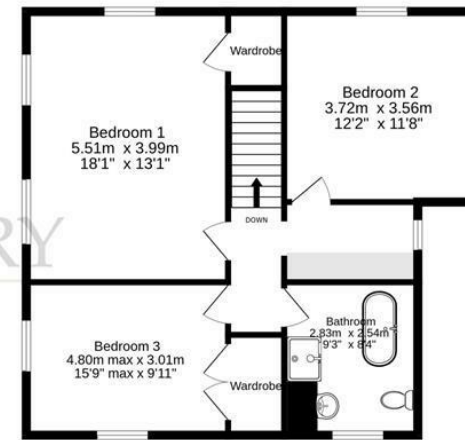
Mobile phone coverage – 4G mobile signal is available in the area. Internet connection – BT broadband - We advise you to check with your provider for speed of service.

Public and Private rights of way - there is a public footpath along the western boundary. The is a holiday cottage within the curtilage of the property which is in separate ownership. The property, Mouse Manor is used as a holiday cottage and has shared access over the driveway. Its septic tank is also located on the land of Hutton Ghyll.

Viewing Arrangements - Strictly via the vendors sole agent at Fine & Country North Yorkshire on 01609 765041



GROUND FLOOR
137.9 sq.m. (1484 sq.ft.) approx.



1ST FLOOR
65.4 sq.m. (704 sq.ft.) approx.

HUTTON GHYLL, CONSTABLE BURTON. DL8 5RW.

TOTAL FLOOR AREA : 203.3 sq.m. (2188 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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