

*Prospect House Harmby, Leyburn, North Yorkshire, DL8 5PE*  
*Offers over £575,000*



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Situated in an enviable position in the popular village of Harmby, just a stone's throw from Harmby Waterfall, and a leisurely stroll to the Pheasant Inn. This gorgeous period property was built in 1820 with thick stone walls and spacious rooms, extended and updated over the years by the current owner to provide a spacious and adaptable family home, with gorgeous views over wensleydale towards Middleham and Penhill which are easily enjoyed from the many window seats and the beautiful, south facing walled garden.

To the ground floor of the property, you will find a spacious and cozy lounge with inglenook fireplace housing a multi fuel burner, an almost 24ft dining room with beamed ceilings, exposed brick chimney breast with multi fuel burner, cushioned window seats and space for a piano and sofas perfect for a family Christmas. Through the hallway (in which you will find a convenient w/c and a grand staircase) you will find a perfect family kitchen, with bespoke, solid wood cabinetry topped with granite worksurfaces and recess with range cooker, a door leads from here to an inner hallway where you will gain access to a large utility/boot room and a stunning garden room with tiled floor, atrium glass roof panel and bespoke shelving along the rear wall.

The first floor has three large double bedrooms (one with shower room) and a family bathroom with storage cupboards, high level traditional w/c, pedestal wash basin and freestanding roll top bath strategically placed to enjoy the lovely views to the rear.

The loft space has been converted to provide a luxurious master suite with sizeable dressing room/office/lounge with eves storage and a cozy double bedroom with modern en suite shower room.

Externally the property enjoys a good deal of privacy in the south facing walled garden with beautifully planted borders surrounding a sizeable lawn and stone flagged patios and walkways, external steps lead to a large cellar ideal for storage.



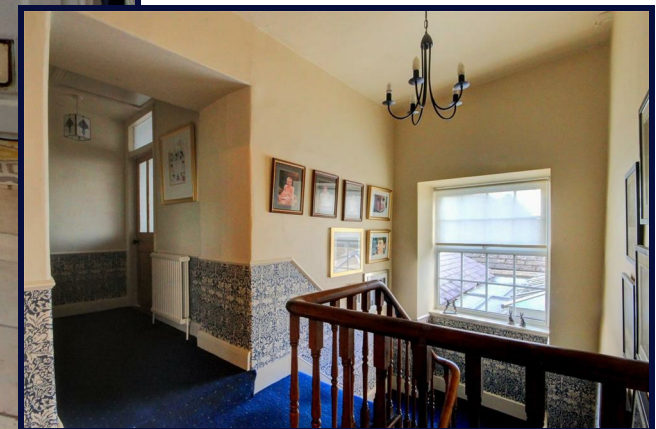








- No Onward Chain
- Stone Built Family Home
- South Facing Walled Garden
- Four Double Bedrooms & Three Reception Rooms
- Stunning Location & Views
- Period Property







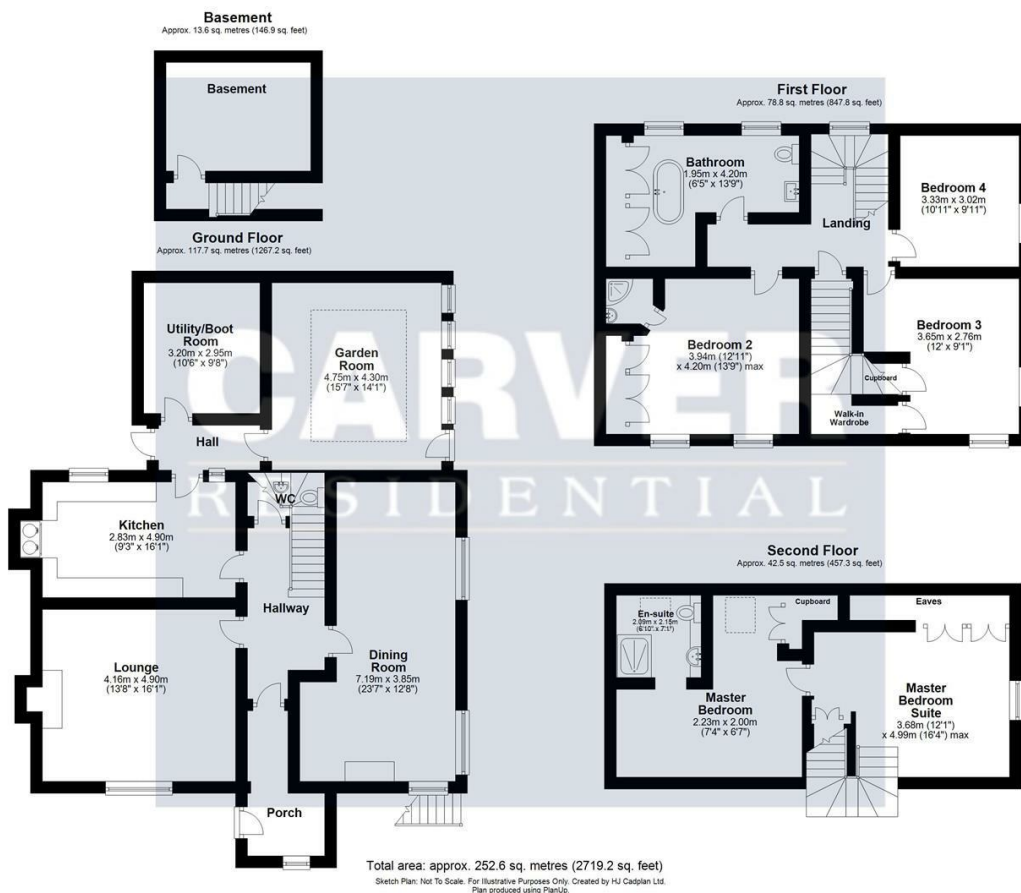












Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		73	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F	28		
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

