



GILL EDGE ESTATE

Near Bainbridge, Yorkshire Dales National Park

Carter Jonas

GILL EDGE ESTATE, NEAR BAINBRIDGE, NORTH YORKSHIRE, DL8 3DB

Hawes – 5 miles
Leyburn – 14 miles
Richmond – 22 miles

PRINCIPAL HOUSE

Reception hall · Drawing room · Sitting room · Study
Breakfast kitchen · Dining room · Cloakroom/laundry
room Conservatory · Landing · Principal bedroom with an
en suite shower room · Guest bedroom with an en suite
shower room · Three additional double bedrooms – one
has an en suite shower room · House bathroom

COTTAGES

Three self contained 2 bedroom cottages

EQUESTRIAN FACILITIES

Purpose built equestrian centre with indoor arena · 8 loose
boxes · Tack room and hay store · Lean to stable · Store
All weather outdoor arena · Adjoining grazing land

OUTSIDE

Sweeping driveway approach · Extensive parking · South
facing gardens to front with lawned areas and gazebo/
barbecue area · 12 acres (4.9 ha) of paddock/grazing land
15 acres (6.1 ha) of ancient woodland · Wide frontage onto
River Bain · Tremendous views reaching as far as Semer
Water lake and Buckden Pike in the distance

A SUPERB SMALL ESTATE WITH A SUBSTANTIAL 5 BEDROOM PRINCIPAL HOUSE, 3 SELF CONTAINED COTTAGES, EXCELLENT RANGE OF EQUESTRIAN FACILITIES AND 28 ACRES (11.3 HA) OF GRAZING LAND AND ANCIENT WOODLAND, ENJOYING STUNNING VIEWS OVER WENSLEYDALE AND RAYDALE AND OCCUPYING A LOVELY RURAL SETTING, JUST TO THE SOUTH WEST OF BAINBRIDGE, BETWEEN LEYBURN AND HAWES.





Gill Edge Estate occupies a fantastic setting in a thriving Yorkshire Dales National Park location, between the market towns of Leyburn and Hawes and only 1½ miles from Bainbridge, one of the longest established settlements in the Yorkshire Dales. It is in Raydale, on the south side of Wensleydale, and enjoys some of the most amazing views across beautiful surrounding countryside with Semer Water lake, the second largest lake in the Yorkshire Dales, visible in the distance.

Everyday facilities are available in Bainbridge and neighbouring villages, with a more extensive range in the surrounding market towns of Hawes, Leyburn and Richmond. Good schooling options include Barnard Castle School, Giggleswick, Sedbergh and Aysgarth. There are excellent primary schools in Bainbridge and Askrigg. The property is situated almost equidistant between the M6 and A1(M) which provide access to the national motorway network. Mainline rail stations in Northallerton and Thirsk (East Coast) and Oxenholme, near Kendal (West Coast) provide services to London's Kings Cross and Euston to the south and Edinburgh and Glasgow to the north.

The sale of Gill Edge Estate offers a unique lifestyle opportunity. Opportunities to acquire small estates of this nature and calibre are rare and few and far between. The setting is quite phenomenal, nestled within a total of 28 acres (11.3 ha) of gardens, grounds and ancient woodland. At the bottom of the valley is the River Bain, believed to be the shortest river in England, being just 2½ miles in length. Gill Edge has one of the longest frontages onto the shortest of rivers !





KEY ATTRIBUTES

- PRINCIPAL 5 BEDROOM PERIOD PROPERTY
- SPACIOUS FAMILY ACCOMMODATION OF CHARACTER
- 3 SELF CONTAINED 2 BEDROOM COTTAGES
- EXCELLENT RANGE OF EQUESTRIAN FACILITIES
- 12 ACRES (4.9 HA) OF PADDOCK/GRAZING LAND
- 15 ACRES (6.1 ha) OF ANCIENT WOODLAND
- LONG FRONTAGE ONTO THE RIVER BAIN
- BEAUTIFUL RURAL SETTING WITH OUTSTANDING COUNTRYSIDE VIEWS TOWARDS BUCKDEN PIKE
- EVERYDAY FACILITIES NEARBY IN NEIGHBOURING VILLAGES AND MARKET TOWNS



ADDITIONAL INFORMATION

Tenure

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

Services

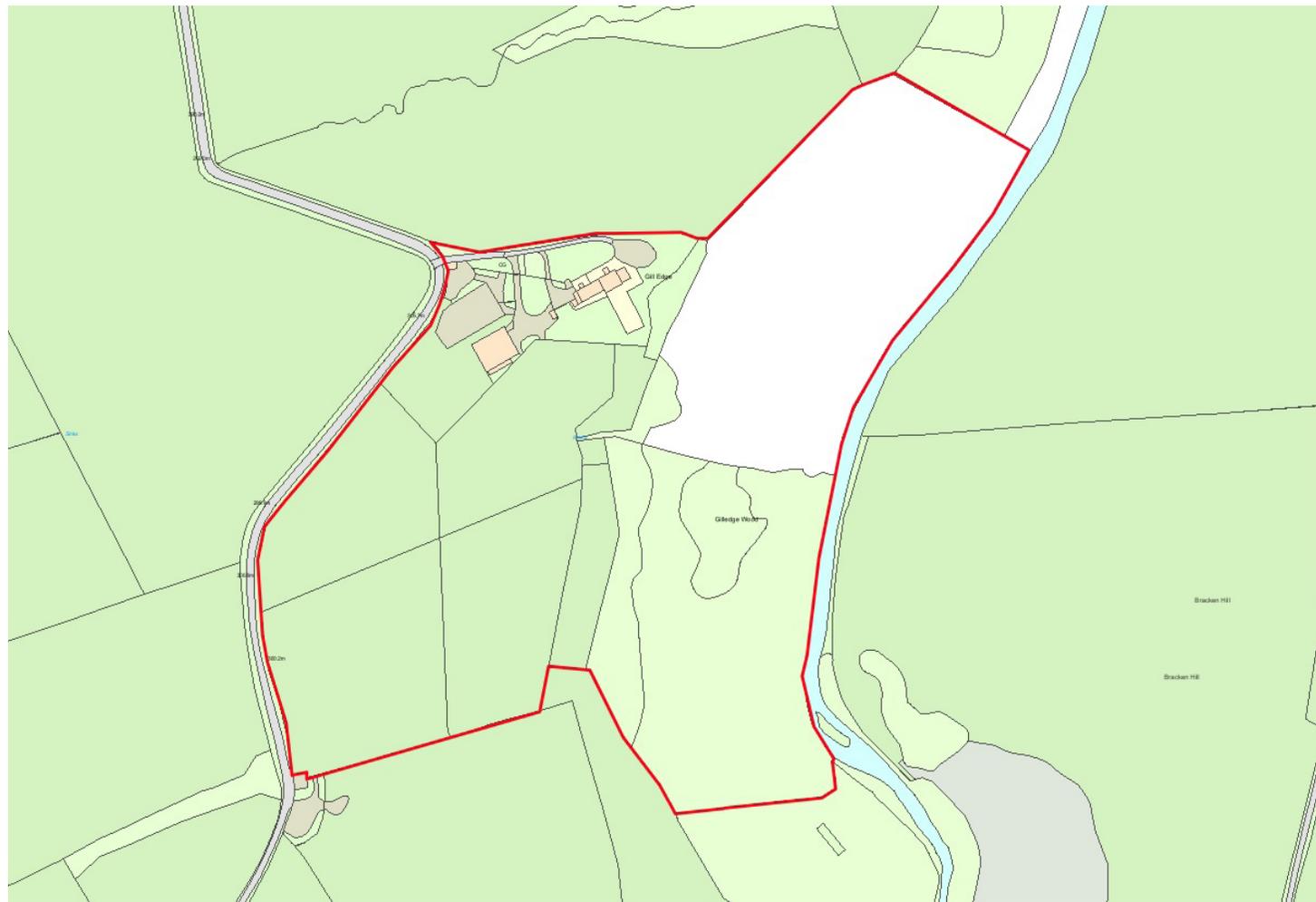
Mains electricity is installed. Septic tank drainage. Spring water supply. Central heating is installed to the principal house and each of the cottages – the system is oil fired.

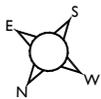
Viewing

Strictly by appointment through Carter Jonas in Harrogate 01423 523423.

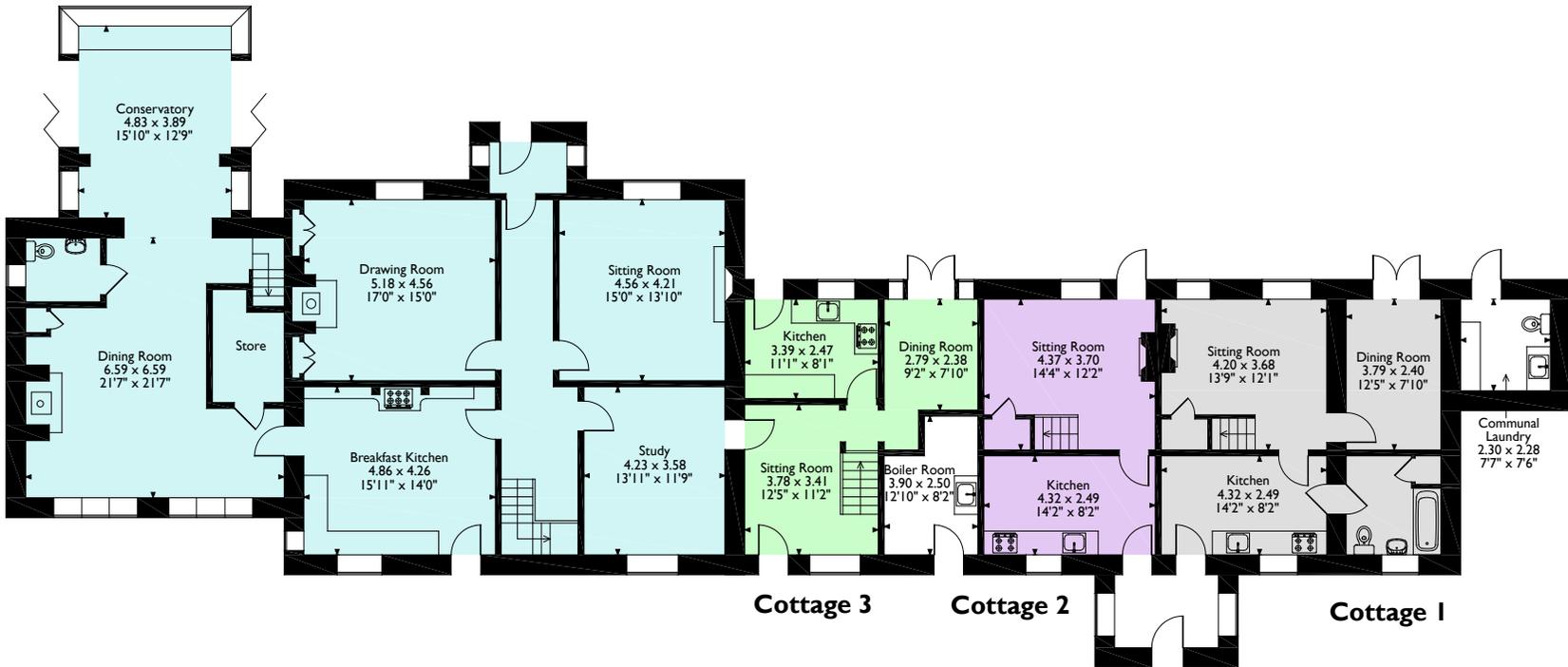
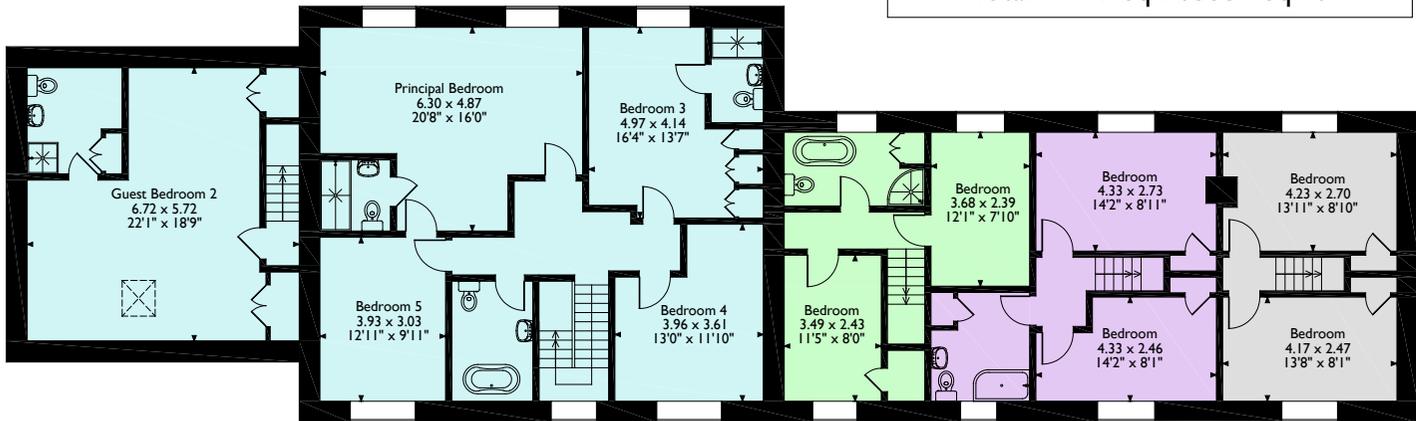
Directions - DL8 3DB

On entering the village on the A684 from Leyburn, proceed over the bridge. Take a left fork into School Hill, signposted to Countersett/Semer Water/Marsett/Nat Park Authority. Proceed up the hill and at the junction, turn left into Cam High Road. Continue on this road for about $\frac{3}{4}$ of a mile and at the brow of the hill, at a tight right bend, turn left. This is the drive leading down to Gill Edge.





Gill Edge, Bainbridge
 Approximate Gross Internal Area
 Principal House = 307 Sq M/3305 Sq Ft
 Cottage 1 = 73 Sq M/786 Sq Ft
 Cottage 2 = 56 Sq M/603 Sq Ft
 Cottage 3 = 61 Sq M/657 Sq Ft
 Total = 497 Sq M/5351 Sq Ft



MAIN HOUSE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

COTTAGE 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		111
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

COTTAGE 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		114
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	58	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

COTTAGE 3

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		118
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	64	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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