



Elm House

Redmire, Leyburn

**STRUTT
& PARKER**

BNP PARIBAS GROUP

An exceptional and private period country house with refined, elegant accommodation and extensive grounds.

A truly magnificent Grade II listed country house, nestled within its own gardens and parkland of approx. 20 acres, with far reaching views towards Penhill and the dramatic landscapes beyond. The main property provides 8,829 sq. ft of beautifully appointed accommodation, while outside there are several outbuildings to include ancillary accommodation of 3,888 sq. ft that has been partially converted.



9 RECEPTION ROOMS



10 BEDROOMS



6 BATHROOMS



FOUR CAR GARAGE



ABOUT 20 ACRES



FREEHOLD



RURAL



**13,981 SQ FT
(1,299 SQ M)**



**OFFERS OVER
£2,500,000**

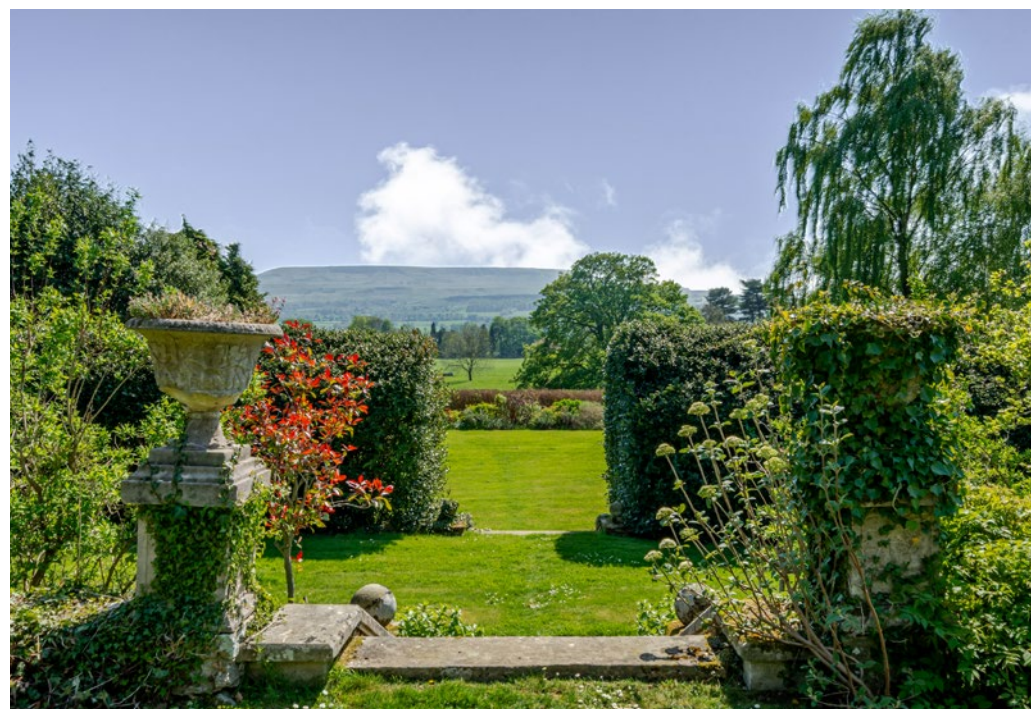
The property

Set in a commanding position with far reaching views over the surrounding countryside, Elm House is a superb hidden gem and provides an undivided wealth of spacious accommodation that has been much loved and improved by the current owners. Its layout has been meticulously designed to offer a beautiful balance of formal and relaxed living, with family lifestyle and entertaining very much in mind. This handsome Grade II listed property has origins dating back to the late 18th Century where it was owned by the Other family who were perhaps the wealthiest inhabitants of Redmire during the 19th century. It seamlessly blends its period elegance with attractive modern décor and fittings to create a thoroughly impressive living space.

The ground floor accommodation has plenty of original period characteristics such as cast-iron fireplaces, ornate decorative corning, ceiling roses and chandelier light fittings. It flows from a grand and welcoming reception hall onto several splendid reception rooms which comprise the majestic 29ft

drawing room with three almost floor to ceiling sash windows which floods the room with plenty of natural light through the day. An adjacent morning room creates a peaceful place in which to relax, bathed in east-facing light from a grand bay window with central French doors that open onto the grounds. A comfortable family room provides an additional airy space in which to relax and unwind, with a bay window affording views across the garden.

On the westerly wing of the property is the 28ft triple aspect formal dining room, providing the perfect space to host dinner parties with an adjoining breakfast room with a cast iron open range, it is ideal for a more relaxed dining experience or to simply enjoy smaller family meals. Further is a generous open kitchen with bespoke farmhouse-style units, a large central island with a breakfast bar, a range cooker and space for all the necessary appliances. The kitchen continues onto the useful utility room providing extra space for appliances and home storage.



To the rear of the property is the fantastic orangery with full length windows to the external wall, exposed stone walls, flagstone flooring and bar area with doors leading to the rear courtyard. Completing the ground floor accommodation is a sitting room which lends itself for a multitude of uses such as a home office.

Upstairs there are eight generous bedrooms including the exquisite principal suite with a large triple aspect bay window with Juliette balcony, a luxury en suite bathroom with freestanding roll top bath and separate walk-in shower, an adjoining study and a large, fitted dressing room.

Three further double bedrooms are en suite, while one bedroom has Jack and Jill access to a family bathroom finished in a traditional Burlington style. A second contemporary family bathroom also with separate bath and walk-in shower enclosure completes the facilities.

There is also an extensive cellar area which could be converted or used for further storage.

In addition to the principal house, across a gravelled courtyard there is a partially converted outbuilding providing 3,888 sq. ft of ancillary accommodation with the potential for additional development to add further living space and providing scope to be completed to your own personal style. There is currently a sitting room, a large open plan games and entertainment room, a kitchen and two large double bedrooms. The redevelopment of the outbuildings is a fantastic opportunity for a new owner to create whatever they need in this space, be that an entertainment suite, ancillary accommodation, potential income in holiday lettings or a classic car garage.





Outside

While its accommodation is an obvious highlight of Elm House, its setting certainly doesn't play second fiddle. With approximately 20 acres of gardens and parkland you are presented with the utmost privacy. Electrically operated entrance gates allow access via a long, sweeping tree lined driveway that leads to the front of the house and a large turning circle creating drive-in, drive-out access. It continues to the detached four car garage with storage above and offers plenty of parking for multiple vehicles.

The stunning and far-reaching, south facing garden includes gravel courtyards and a number of patio areas for al fresco dining, with rolling lawns and terraced formal gardens beyond, dotted and bordered by mature trees, established shrubs and colourful border beds.

There is also a large Solspan conservatory which is currently used as a further entertaining space but is also ideal for growing own produce. There is planning consent in place for the conservatory to be converted into a large indoor swimming pool. The current owners

envisaged creating an infinity pool in which to enjoy the incredible views.

Beyond the garden, the grounds open to rolling parkland with an area of protective woodland to the rear and far-reaching views across the beautiful surrounding North Yorkshire countryside.

There is also a range of traditional and modern outbuildings which include tractor sheds, workshop and a large modern boiler/plant room.

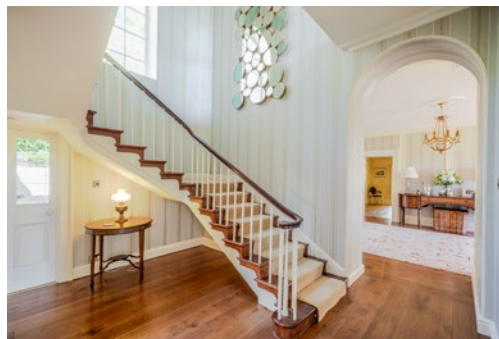
Planning: Prospective purchasers are advised that they must make their own enquiries of the local planning authority.

12/00067/FULL - Full planning permission for replacement of existing orangery with new swimming pool extension.



Key Locations

- Yorkshire Dales National Park
- BlueLion at East Witton
- Wensleydale Heifer at West Witton
- Rockcliffe Hall
- Middleton Lodge
- Swinton Park
- Bolton Castle
- The Forbidden Corner
- Richmond Castle
- The Black Sheep Brewery in Masham





Location

The picturesque village of Redmire sits in a beautiful rural setting just outside the Yorkshire Dales National Park. The village has village hall, a church and a public house and is perfectly placed for enjoying the many miles of walking, cycling and riding routes of the Yorkshire Dales.

Nearby Leyburn provides further everyday amenities 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. The larger town of Richmond lies approximately 11 miles to the north and includes further shops, amenities and large supermarkets.

Schooling in the area includes a primary school in Leyburn, a secondary school also in Leyburn. There is also a range of independent schools within daily travelling distance

The A1(M) is approximately 13 miles away, providing access towards Leeds and York to the south and

Middlesbrough, Sunderland and Newcastle to the north.

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 (32miles) and Newcastle (65 miles).



Distances

- Leyburn 4.5 miles
- Richmond 11 miles
- Northallerton 24 miles
- Darlington 27 miles

Nearby Stations

- Bedale
- Northallerton

Nearby Schools

- Aysgarth Prep
- Barnard Castle
- Sedbergh
- Queen Marys in Baldersby
- Polam Hall in Darlington
- Leyburn Primary School
- The Wensleydale School and Sixth Form





The position & size of doors, windows, appliances and other features are approximate only.

Floorplans

Main House internal area 8,829 sq. ft (820 sq. m)
Garage Building internal area 1,264 sq. ft (117 sq. m)
Ancillary Accommodation internal area 3,888 sq. ft (361 sq. m)
Total internal area 13,981 sq. ft (1,299 sq. m)
For identification purposes only.

Directions

DL8 4EW

what3words: ///wand.budding.piano

General

Local Authority: North Yorkshire County Council

Services: Mains electricity and water. Three phase electric. Biomass boilers for the central heating

Private drainage which we understand may not comply with the relevant regulations.

There is planning consent for ground mounted solar panels to supply most if not all the houses power.

Planning: Prospective purchasers are advised that they must make their own enquiries of the local planning authority.

20/00733/FULL - Full Planning Permission for Installation of Ground Mounted Solar / PV Panels In Adjacent Field

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band H

EPC Rating: F

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

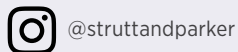
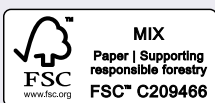
Agent notes: CGI image used in the brochure

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