



Horsehouse, Leyburn

Tucked away in the heart of the Yorkshire Dales, Deerclose West is a beautifully positioned detached farmhouse offering over 3,000 sq ft of versatile accommodation, spectacular countryside views and complete privacy. Currently operating as a successful holiday let and offered to the market chain-free, it presents an exceptional opportunity as a substantial family home, luxury second residence or lifestyle investment.

Horsehouse itself is home to the popular Thwaite Arms, a traditional country pub serving food throughout the year, while everyday amenities can be found in the nearby market town of Leyburn, approximately 20 minutes away by car, offering independent shops, cafés, supermarkets and other essential services.



Welcome home...

Approached via a driveway, the property sits within generous gardens, surrounded by rolling countryside with uninterrupted views in every direction. There's ample parking for several vehicles, mature lawns and a patio perfectly positioned to enjoy the peaceful setting from morning through to evening.

The heart of the home is an impressive open-plan kitchen, dining and living space, where vaulted ceilings, exposed brickwork and timber beams create an unforgettable first impression. Flooded with natural light, it's a room designed for entertaining, bringing family and friends together while making the most of the spectacular views.

Above the balcony area and reception room can be used for entertaining, games, or simply relaxing with views out across the countryside.





More Living Space

The home comes in two parts: the modern open-plan side with seamless integration between rooms, and then the more traditional farmhouse-style side, including a cosy living space with a log-burning stove and beautiful views, a kitchen and utility area, and four bedrooms, two with en suites.





The bedrooms

The accommodation is incredibly adaptable, offering six bedrooms and five bathrooms, allowing the property to suit a variety of lifestyles. Several bedrooms benefit from en suite facilities.

The current layout naturally lends itself to creating two separate living spaces, ideal for extended family, guests or additional holiday accommodation.





Out in nature...

Outside, the surrounding gardens provide plenty of space to relax, entertain or simply enjoy the tranquillity of the Yorkshire Dales. Whether you're looking for a permanent home, a countryside retreat or a property with proven income potential, Deerclose West offers a rare combination of character, flexibility and one of the finest rural settings in the area.







Finer Details...

Postcode: DL8 4TS

Tenure: Freehold

Council Tax Band: G

EPC Rating: D

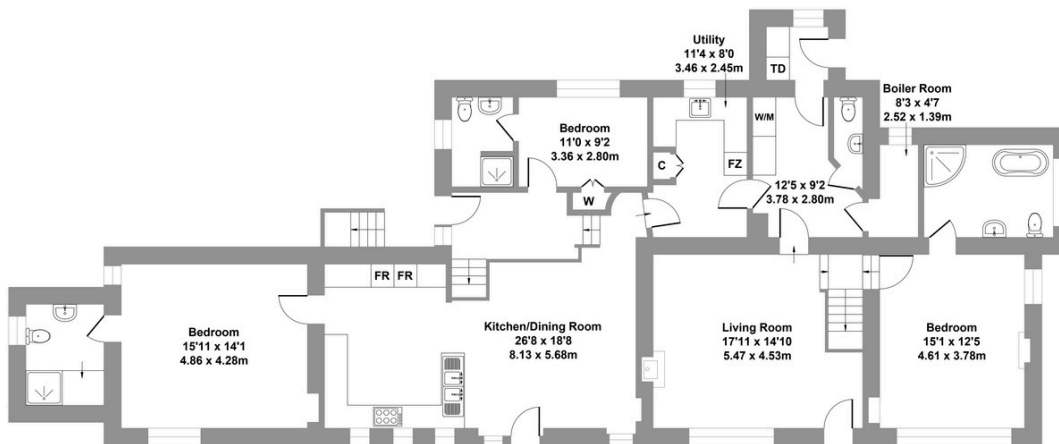
Heating: Oil central heating and log-burning stove

Septic Tank (x2)

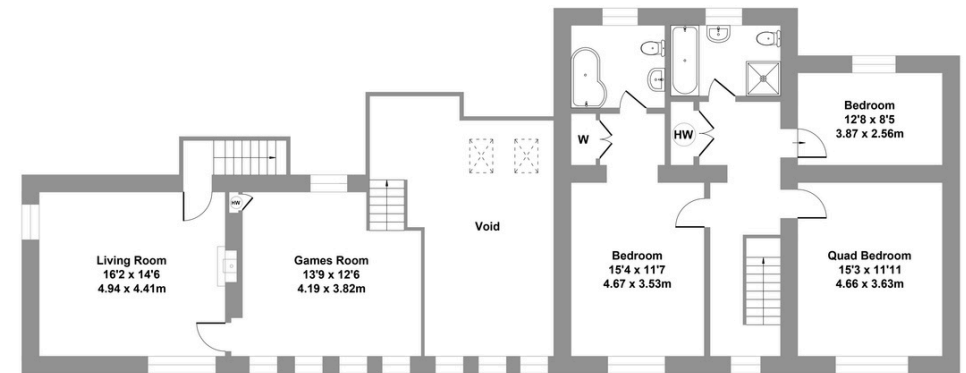


Deerclose West Horsehouse

Total area approx. 292.2 sq. meters (3145.1 sq. feet)



Ground Floor
Approx. 172.5 sq. meters (1856.7 sq. feet)



First Floor
Approx. 119.7 sq. meters (1288.4 sq. feet)

LOVE PROPERTY.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser.

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