J.R. HOPPER & Co. Est. 1886



LEYBURN • DL8 5SP

Oaklodge

Guide Price £700,000 - £800,000

4 | Ordered

AT A GLANCE

- Substantial, Unique Property With Magnificent Panoramic Views
- Potential For A Four Or Five-Bedroom Home
- Established Holiday Let With Income Potential
- Versatile Multi-Generational Accommodation
- Two En-Suite Holiday Let Bedrooms
- Two Enclosed Gardens With Patio Seating Areas
- Generous Block-Paved Parking For Several Vehicles
- Prime Location Near Leyburn Market Place
- Two Properties In One
- Exceptional Lifestyle And Investment Opportunity

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THE PROPERTY

Substantial, Unique Property With Magnificent Panoramic Views

Oak Lodge, 2 Jenkins Garth is an exceptional and versatile property, ideally situated just off the Market Place in the heart of the thriving market town of Leyburn.

Currently arranged as two connected two-bedroom properties, comprising an immaculate bungalow and a successful Airbnb-style holiday-let accommodation, this is a rare opportunity offering a wealth of possibilities for a variety of buyers. The properties could continue to be enjoyed as two separate residences, providing an attractive opportunity for multi-generational living or an income-generating business, or alternatively, the accommodation could be reconfigured to create one substantial four or five-bedroom family home.

The bungalow is an immaculate two-bedroom property offering well-proportioned and comfortable accommodation. The good-sized kitchen leads through to a dining room and living room, while the fabulous sun room provides a wonderful space in which to relax and take in the breath-taking, far-reaching views across the valley towards Middleham and beyond. The principal bedroom benefits from an en-suite shower room, while a separate WC is conveniently located off the rear porch, which also provides useful space for coats, boots and everyday essentials.

Oak Lodge House is currently operated as a holiday let and is connected to the bungalow via an integral door. Arranged over two floors, this attractive property features two generous double bedrooms on the ground floor, both benefiting from en-suite shower rooms and their own sun rooms. The first floor provides a superb open-plan kitchen and living area, designed to make the most of the spectacular valley views towards Middleham and the surrounding countryside. A useful utility room with WC completes the accommodation.

Both properties benefit from gas central heating, double glazing and solar power, adding to the practicality and appeal of this distinctive offering.

Externally, a generous block-paved parking area to the front provides ample space for several vehicles, a particularly valuable feature so close to the town centre. To the rear, each property enjoys its own enclosed garden, predominantly laid to lawn and complemented by patio seating areas, providing lovely spots to sit out, entertain and appreciate the outstanding views. An additional undercroft beneath the bungalow offers useful storage for garden equipment and other outdoor essentials.

The location is equally appealing. Leyburn is a popular and thriving market town offering an excellent range of independent shops, cafés, pubs, restaurants, schools and churches, together with a health centre, sports facilities and children's play areas. The much-loved weekly Friday market adds to the town's lively atmosphere, while excellent road links provide convenient access to Richmond, Bedale, Northallerton and the A1(M).

Combining an enviable town-centre location, spectacular views, generous parking, private gardens and exceptional flexibility, Oak Lodge, 2 Jenkins Garth presents a rare opportunity to acquire a highly adaptable property with considerable appeal. Whether purchased as two connected homes, for multi-generational living, as a home with holiday-let potential or transformed into one substantial family residence, this is a property with exciting possibilities.

J.R. Hopper & Co. is a trading name for J.R. Hopper & Co. (Property Services) Limited Registered: England No. 3438347.
Registered Office: Hall House, Woodhall, DL8 3LB. Directors: L.B. Carlisle, E.J. Carlisle.

GALLERY

Every room, inside and out

















Produced 3 November 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy of all information.

GALLERY














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THE ACCOMMODATION

A room-by-room schedule

Set out floor by floor, as a plan would read it — from the entrance hall through to the gardens beyond.

01 ACCOMMODATION

2 Jenkins Garth Oak Lodge Bungalow

Entrance Porch

Tiled flooring. Radiator. Coved ceiling.

Hallway

Tiled flooring. Coved ceiling.

Kitchen

Large fitted kitchen. Tiled flooring. Great range of wall and base units. Granite worktops. Breakfast bar. Composite 1 & 1/2 bowl sink and drainer. Plumbing for dishwasher. Plumbing for washing machine. Large gas range cooker with extractor above. Space for fridge freezer. Cupboard housing solar powered electrics. Windows to front and side.

Rear Hall

Laminate wooden flooring. Storage cupboard. Good storage space.

Bedroom 1

Large double bedroom. Fitted carpet. 2 Electric panel heaters. Window to front. Double patio doors to side. Further door to rear. Velux window. Ensuite Tiled flooring. Partially tiled walls. WC. Washbasin in vanity unit. Large shower cubicle. Extractor fan.

Dining Area

Laminate wood flooring. Vertical radiator. Coved ceiling. Bifold doors to garden room. Window to side.

Garden Room

Laminate wood flooring. Under floor heating. Feature beams. Windows on 3 aspects. Fan. Fabulous views across the valley. Double patio doors leading to rear decked balcony.

Sitting Room

Fitted carpet. Radiator. Coved ceiling. Gas fire in wooden fire surround. Double patio doors to rear with fabulous views across the valley.

Rear Porch

Vinyl flooring. Panelled walls. Gas central heating boiler. Washbasin in vanity unit. Built in shelving. Door and window to rear garden.

WC

Vinyl flooring. Panelled walls. WC. Extractor fan. Space for dryer. Shelving.

Bedroom 2

Front bedroom. Fitted carpet. Radiator. 2 Windows to front.

02 OUTSIDE

Undercoft

Fabulous storage space.

> *Potential For A Four Or Five-Bedroom Home*

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02 OUTSIDE

Bungalow Rear Garden

Good sized garden mainly laid to lawn. Well established shrubs. Stone flagged path. Stone steps up to a raised patio area. Decked area to rear with power points. Fantastic views to Middleham and beyond.

Oak Lodge House

03 GROUND FLOOR

Entrance Porch

Vinyl flooring. Electric panel heater.

Hallway

Fitted carpet.

Bedroom 1

Large rear double bedroom. Fitted carpet. Electric panel heater. Window to side. Doors to South facing sun room with fabulous views across the valley. Ensuite Vinyl flooring. Washbasin. WC. Large walk in shower. Extractor fan. Frosted window to rear.

Sun Room From Bedroom 1

Tiled flooring. Electric panel heater. Windows on 3 aspects with fantastic views across the valley. Door to rear.

Bedroom 2

Large front double bedroom. Fitted carpet. Electric panel heater. Window to front. Window to side. Door to sun room. Ensuite Vinyl flooring. Partially tiled walls. Heated towel rail. Large walk in shower. WC. Washbasin in vanity unit. Built in cupboard. Extractor fan. Frosted window to side.

Sun Room From Bedroom 2

Vinyl flooring. Electric panel heater. Window to side. Window and door to rear with fantastic views.

04 FIRST FLOOR

Stairs & Landing

Turned staircase. Fitted carpet. Storage cupboard. 3 Windows to side.

Living Area

Good size living room. Fitted carpet. 2 Electric panel heaters. Window to side with views. Juliette balcony with fabulous views across the valley.

Kitchen Area

Vinyl flooring. Tiled splashback. Good range of wall and base units. Integrated electric oven and hob. Extractor fan. Stainless steel sink and drainer. Space for fridge freezer. Plumbing for dishwasher. Space for dining table. Window to side with views.

Utility Room

Vinyl flooring. Electric panel heater. Washbasin. WC. Space and plumbing for washer/dryer. Frosted window to front.

05 OUTSIDE

Front

Large block paved driveway proving ample parking for several vehicles.

THE ACCOMMODATION

05 OUTSIDE

Oak House Rear Garden

Garden path leading to patio seating area. Steps down to good size lawned area. Fantastic panoramic views to Middleham and beyond.

06 AGENTS NOTES

Material Information

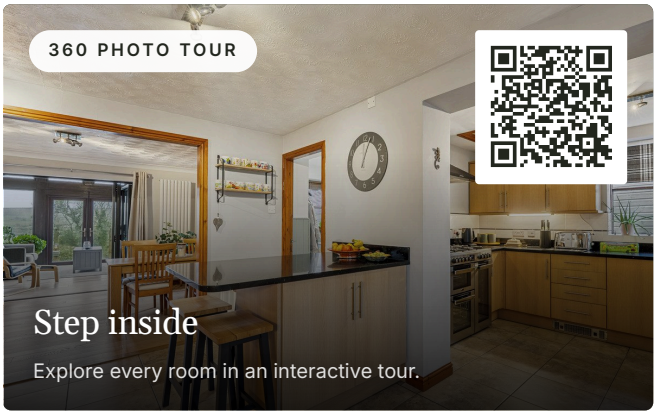
Mains water, drainage, gas and electric. Solar panels. The feed in tariff is with British Gas and receives a good return at £.76per kW every 3 months. Flood risk noted as very low. Broadband: Basic 18 Mbps. Superfast 80 Mbps. Ultrafast 1000 Mbps.

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ONLINE ONLY

There's more on the website

Tours, video and paperwork don't fit on paper. Point your phone's camera at a code — or tap it, if you're reading this on a screen.



> *Established Holiday Let With Income Potential*

REQUEST THE VIDEO VIEWING

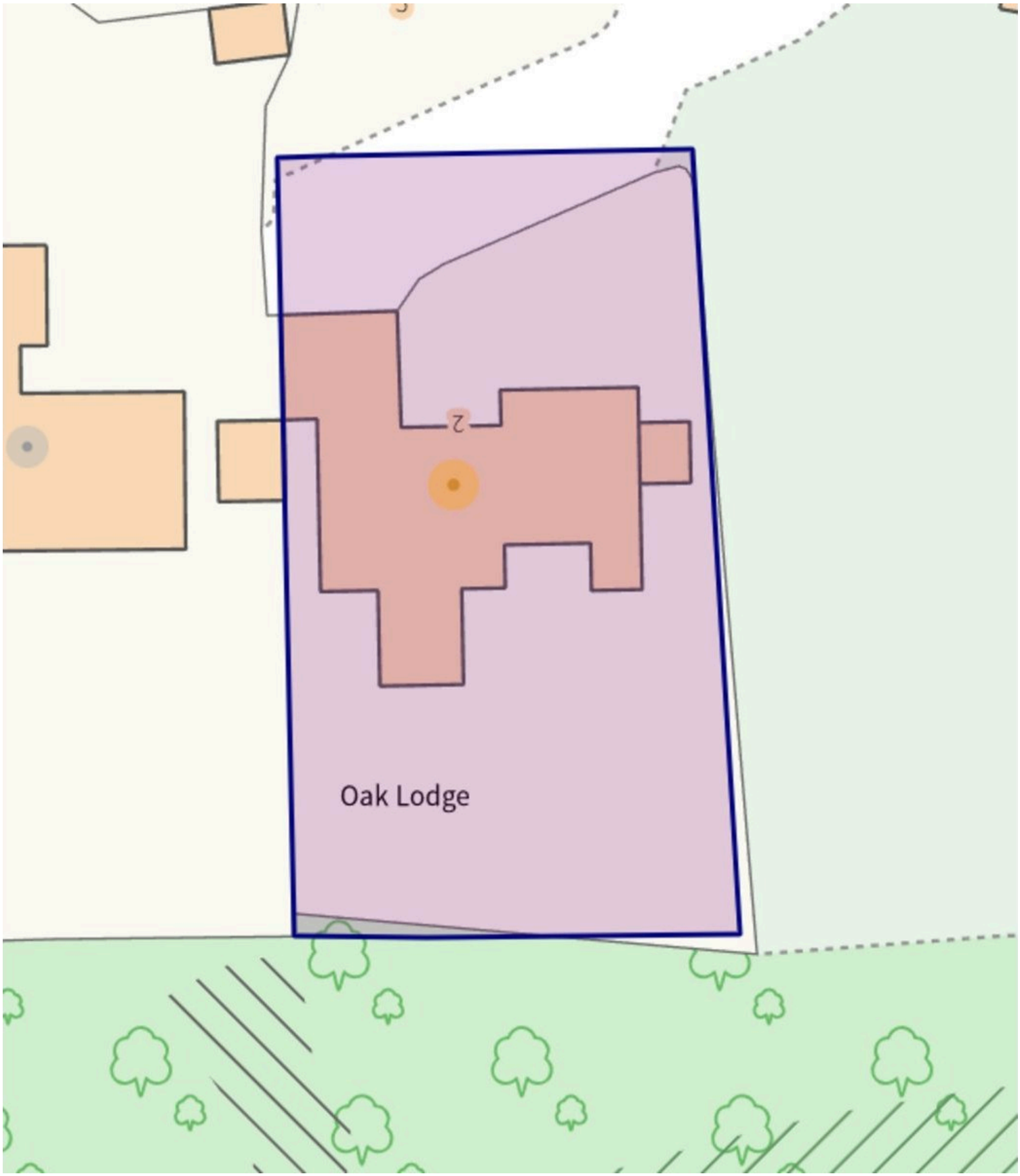
Interest piqued? Here's what's next.

Photographs got you this far — we picked them so they would. Our private video viewings take you further: one of our viewers will walk and talk you through Oaklodge properly, inside and out, room by room, pointing out every feature and every issue as they go.

Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.

ASK FOR THE VIDEO VIEWING

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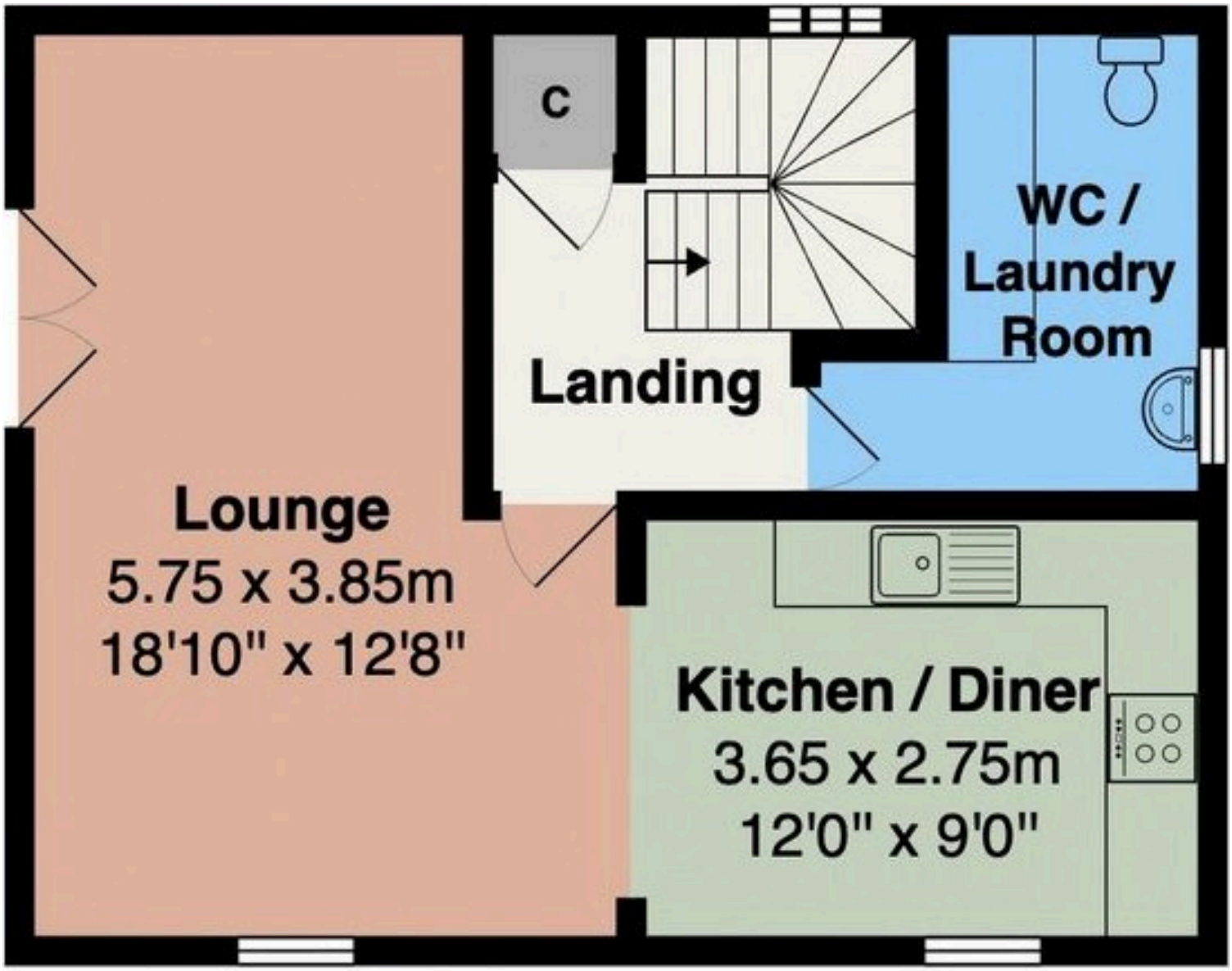
This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, areas, opening and orientations are approximate and do not form any part of any agreement.



Ground Floor

Area: 177.8 m² ... 1914 ft²

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First Floor

Area: 45.9 m² ... 494 ft²

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