



4 Bedrooms

James Winn Estate Agents have the pleasure of offering for sale this exceptional Four-Bedroom Detached Family Home with Two En Suites, Double Garage and Beautiful Gardens.

Occupying a peaceful position within a small cul-de-sac in the picturesque village of Carperby, in the heart of the Yorkshire Dales National Park, Knott Side is a beautifully upgraded four-bedroom detached family home, combining elegant contemporary living with the warmth and character of a traditional country property.

Knott Side

Needham Garth,
Carperby,
DL8

Offers Over:

£660,000

EPC Rating: TBC



Location:

Knott Side is located in the village of Carperby within the Yorkshire Dales National Park, offering a peaceful rural setting.

Local amenities include a traditional village pub, bus services, and access to numerous walking and cycling routes. More comprehensive facilities are available in nearby Leyburn (approximately 5 miles away), including supermarkets, independent shops, cafés, a pharmacy, GP surgery, banks, and schools. Additional attractions and visitor facilities, including Aysgarth Falls and the Aysgarth Falls Hotel, are within a few minutes' drive. Overall, the location provides good access to everyday services while benefiting from an attractive countryside environment.

Directions:

From Leyburn, travel west on the A684 towards Hawes for approximately 5 miles (8 km). Upon entering the village of Carperby, turn into Needham Garth, where Knott Side is situated within a small residential cul-de-sac. The journey takes approximately 10 minutes by car via the A684, with the property located on the northern side of the village.



For additional information and full photo gallery please visit www.jameswinn.co.uk



Vestibule:

2.33 x 1.77

Entrance door, solid oak flooring, radiator, spotlights. Access to cloakroom.

Cloakroom:

2.33 x 1.16

Double-glazed window with fitted blind, hand basin, w/c, part-tiled walls, solid oak flooring, radiator, spotlights.

Hallway:

4.76 x 3.07

Open plan stairs, double-glazed window and door to rear garden, solid oak flooring, spotlights.



Living Room:

4.96 x 4.43

Double-glazed window, French doors and to glazed side panels to the rear garden, feature chimney breast with inset multi-fuel log burner, timber mantel and tiled hearth, solid oak flooring, radiator, spotlights.

Dining Room:

4.96 x 4.15

Double-glazed window, feature chimney breast with inset multi-fuel log burner, solid oak flooring, radiator, spotlights.



Kitchen:

3.95 x 3.58

Double-glazed window, full range of base and wall units, granite work surfaces, space for 1100 range cooker, designer 1100 extractor, under-mounted stainless-steel sink, integrated dishwasher, tiled splashback, solid oak flooring, radiator, spotlights. double French doors leading to breakfast room.

Breakfast Room:

3.95 x 3.55

Double-glazed window, solid oak flooring, radiator, spotlights, door to hallway.

Utility Room:

3.28 x 1.58

Double-glazed window and door to the rear garden, tall larder unit, space for washing machine and extracted dryer, oil boiler.



First Floor

Landing:

Double-glazed window, loft entrance with part boarding and light, built-in storage cupboard housing hot water tank, carpet, radiator.

Master Bedroom:

5.25 x 3.96

Double-glazed window, radiator, carpet.

Ensuite Shower Room:

3.19 x 1.77

Double-glazed window, corner shower cubicle with rain-fall bar shower, hand basin, w/c, part-tiled walls, tiled flooring, radiator, spotlights.

Bedroom 2:

4.95 x 3.55

Double-glazed window, radiator, carpet.

Ensuite Shower Room:

3.14 x 1.77

Double-glazed window, walk-in shower enclosure with glazed panelled and rain-fall bar shower, hand basin, w/c, part-tiled walls, LVT flooring, chrome ladder towel warmer with additional electric supply, spotlights.

Bedroom 3:

4.95 x 3.16

Double-glazed window, radiator, carpet.

Bedroom 4:

3.37 x 3.19

Double-glazed window, radiator, carpet.

Bathroom:

3.16 x 3.02

Double-glazed window, free-standing double-ended bath, corner shower cubicle with rainfall bar shower, designer hand basin with vanity unit, w/c, part-tiled walls, LVT flooring, chrome ladder towel warmer, spotlights.

External

Garage:

Double hinged door double width garage, loft space for storage, lighting and sockets.

Front:

Gated access to large driveway leading to garage, parking for 4-5 cars, paved with mature borders of shrubs and bushes.

Side:

Paved to both sides of the property leading to rear garden.

Rear:

Extensive rear garden with three Indian sand-stone paved patio areas, dwarf wall to raised lawn and gravelled sections with mature borders, shrubs, bushes and fruit trees, natural pond.

Mortgage and Financial:

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage advisor based. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it).Minimum age 18.

Clauses:

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC`s are generated by a third party and James Winn Ltd accepts no liability for their accuracy.

Material Information:

The following information should be read and considered by any potential buyers prior to making a transactional decision:

SERVICES: We are advised by the seller that the property has mains connected electricity and water.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER:

PARKING ARRANGEMENTS: Off road parking and double garage.

BROADBAND SPEED:

The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

MOBILE PHONE SIGNAL: No known issues.

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

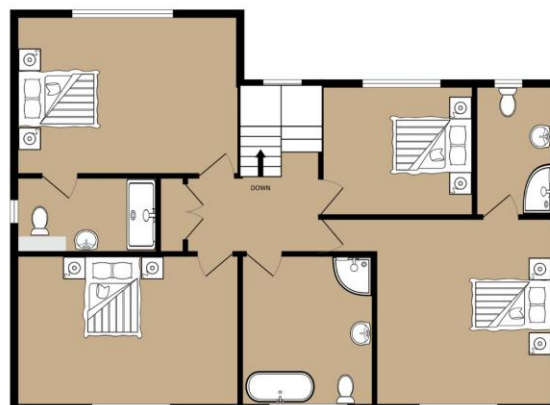
Tenure - Freehold

Viewing - By appointment through James Winn

GROUND FLOOR
1036 sq.ft. (96.2 sq.m.) approx.



1ST FLOOR
987 sq.ft. (91.7 sq.m.) approx.



TOTAL FLOOR AREA : 2023 sq.ft. (188.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract