Leyburn, North Yorkshire
Sold

Quarry Hills Lane

Occupying an elevated south-facing position in the Quarry Hills Conservation Area, this exceptionally energy-efficient house was the first in the region to be accredited with Passivhaus Plus status. With a timber frame, recycled construction materials and straw bale insulation, the house has 29 photovoltaic panels, plus water and heat recovery systems which keep running costs at impressively low levels of around £150 per year. Each of the three storeys has far-reaching views across the Yorkshire Dales and Penn Hill. Private gardens and a vegetable plot surround the site, with off-street parking also included.

The Tour
Situated at the end of a private road, the house sits in a quiet plot with a private driveway and integral garage providing off-street parking at the front. The external cladding, a mixture of lime render, zinc and Yorkshire stone, sets the house apart from its neighbours, and natural materials have been used wherever possible. The foundations were built using recycled concrete aggregate, while the interior has been lined in lime plaster and finished in breathable paints.

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The primary entrance is at street level, via a bright hallway where timber flooring runs underfoot. A light double bedroom is positioned on one side of the ground floor, with inbuilt cabinetry and storage space. An open-tread staircase leads up to the primary living space spanning the first level, with floor-to-ceiling expanses of glazing optimizing the wonderful quality of natural light. Breathtaking views across the Dales are framed from several angles, and on a clear day, the horse training can be seen across at the Middleham Gallops. The layout is predominantly open-plan, with a log-burner positioned centrally in the living room. A modern kitchen is interconnected, with a separate pantry set to one side and access to the external staircase.

The main bedroom suite occupies one half of the top floor, with full-height glazing spanning the length of one wall, allowing light to flood in throughout the day. Double-height pitched ceilings create a sense of volume across the generous landing and cleverly positioned skylights add to the extraordinary quality of natural light. The interior decoration remains pared-back, with exposed timber beams and soft colouring on the walls creating a calm aesthetic. A modern bathroom is on the opposite side of the second floor, with a double-ended bath ideally positioned to enjoy the beautiful views. A partially covered roof terrace is also accessible from the upper storey; the perfect spot to enjoy a morning coffee or watch the sun setting across the hills.

Outside Space
Private gardens surround the house with a series of raised vegetable beds at the back and a log store on either side. A traditional stone wall marks the perimeter.

The Area
Leyburn is a charming market town with a lively community. There are numerous societies and clubs, fitness classes, a town band, a community cinema and annual events taking place throughout the year, with a supermarket, delicatessen and convenience store also within easy walking distance.

Quarry Hills Lane has excellent access to outdoor activities in the area, with extensive walking, road cycling and mountain bike routes nearby. There are public transport links from the town centre with bus routes serving the neighbouring towns of Richmond, Northallerton, Catterick Garrison and the cathedral city of Ripon. Rail connections from Northallerton, approximately 30 minutes drive away, provide a direct route to London Kings Cross in around two hours and 40 minutes.

About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with "rewriting the rulebook on estate agency" and GQ voted us "one of the best things in the world".

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