

Croft House

West Burton, Leyburn, North Yorkshire, DL8 4JW

RobinJessop

A BEAUTIFULLY APPOINTED FAMILY HOME IN A WELL-REGARDED VILLAGE LOCATION WITH DETACHED BARN, PRIVATE GARDENS & SMALL PADDOCK

- Stone Built Character Property
- Beautifully Presented Accommodation
- Four Double Bedrooms
- Two Reception Rooms
- Attached Cart House/Garage
- Large Detached Barn with Conversion Potential
- Private Landscaped Gardens
- Small Paddock
- Popular Village Location
- Bio-Mass Heating & Solar Panels
- Guide Price: £730,000







SITUATION

Leyburn 8 Miles. Hawes 11 miles. Bedale 18 miles. Northallerton 26 miles. Skipton 27 miles. Leeds Bradford and Newcastle Airports are both approximately a 90-minute drive.

West Burton is a renowned Dales village with Village Store and tearoom, Public House, and a village Hall, which runs various clubs and events. The location is very accessible for commuting to the nearby market towns of Leyburn and Hawes as well as the larger towns of Northallerton and Harrogate, from where there are regular direct trains running to London Kings Cross.

DESCRIPTION

Croft House is an attractive stone-built property which stands superbly overlooking West Burton village green. The accommodation has been tastefully updated during the 5 year ownership and offers well-proportionated rooms which would be well suited to a family. The property has had new windows and doors during this time and benefits from having an efficient bio-mass heating system and solar panels.

The property is entered into a welcoming reception hall which

provides access to the ground floor rooms and has oak effect flooring. There is a living room with a log burning stove, picture rails and a window with working shutters overlooking the green to the front, and a dining room with feature fireplace, cast iron radiator, and a window with shutters overlooking the front.

The kitchen has been upgraded and features a good range of quality units from Holme Kitchen Design. There are granite worktops, AEG appliances including a double oven, fridge, dishwasher and a central island which can be removed if required. Completing the ground floor is a bootroom with fitted units including an integrated fridge freezer, and a separate cloakroom.

To the first floor are four generous double bedrooms each with lovely views of the green to the front and gardens at the rear. One of the bedrooms features a modern ensuite shower room whilst the others share the family bathroom which has a WC, hand basin and a shower over the bath together with electric underfloor heating.

The integral cart house provides excellent storage or parking for one small car and could also offer potential for conversion into further ground floor living accommodation if required (subject to obtaining the necessary consents).

Externally the property is complemented by large gardens to the rear which are terraced and offer a secluded lawn, patio and decked areas, shrubbery, an orchard and flower borders. They are fully enclosed by walled boundaries and stunning views of the village and hills beyond can be enjoyed from the top of the small paddock which is perfect for chickens.

A large stone barn with underfloor heating offers potential for conversion to ancillary accommodation subject to gaining the necessary consents. It is currently used as a hobby room and could offer scope for a work from home office.

There is also a range of outbuildings including a laundry room with WC, Biomass boiler room and a wood pellet store.

Overall, Croft House would make an excellent family home with work from home potential, but it may also appeal to those looking for a second home.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.







MONEY LAUNDERING REGULATIONS
Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

METHOD OF SALE
The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

BOUNDARIES
The boundaries of the property are shown edged red on the plan within this brochure.

WHAT3WORDS
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FIXTURES & FITTINGS
Only those fixtures and fittings described within this brochure are included in the sale.

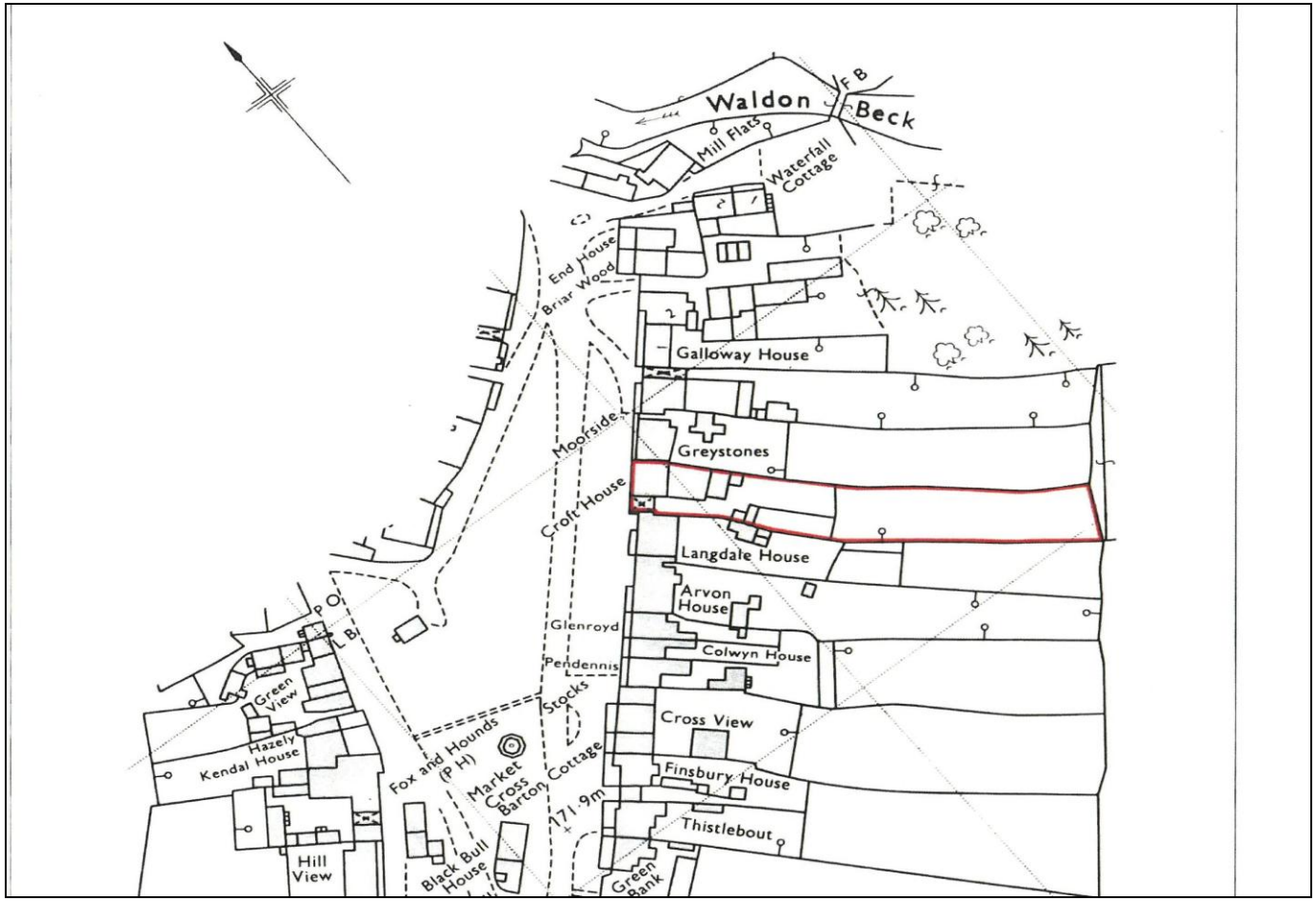
TENURE
Freehold with vacant possession.

COUNCIL TAX
Band E.

SERVICES
Mains electricity, mains water & mains drainage. Biomas central heating. Broadband connection available

LOCAL AUTHORITY
North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD

LOCAL PLANNING AUTHORITY
Yorkshire Dales National Park Authority, Yoredale, Bainbridge, Leyburn, North Yorkshire, DL8 3EL

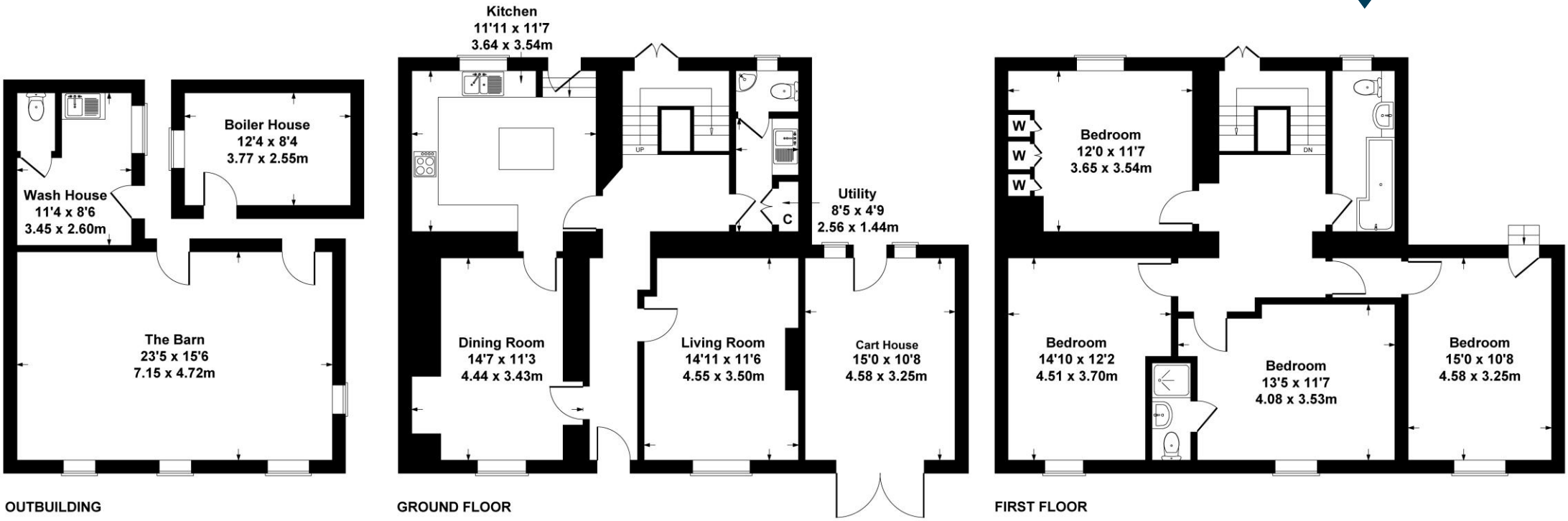








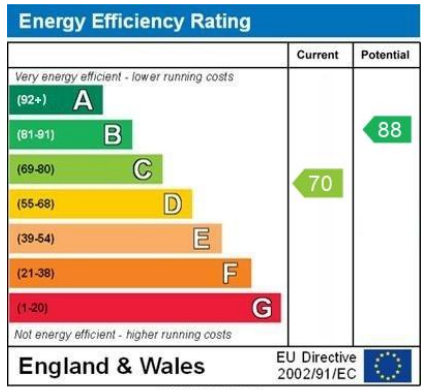
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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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