



SCAR VIEW

West Burton, Leyburn, North Yorkshire DL8 4JN



GSC GRAYS

PROPERTY • ESTATES • LAND

SCAR VIEW

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Scar View is an attractive, traditional stone built, detached property, occupying a lovely position within the highly regarded village of West Burton. Formerly old stables, this characterful home offers ample living accommodation, for a wide variety of purchasers, just off the main village green, with private parking and gardens. There is an abundance of characterful features throughout, including exposed beams, timber doors, a multi-fuel stove, deep window sill and bay and sash windows to name a few. There are stunning views over the open countryside and Walden Beck with an open aspect to the front. There are also low maintenance lawned gardens, a raised patio seating area to enjoy the views and parking for two vehicles.



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Situation and Amenities

The picturesque village of West Burton, approx. 8 miles from Leyburn in the heart of the Yorkshire Dales National Park, is centred around a traditional village green and is the gateway to the unspoilt valley of Bishopdale. The village itself has a local primary school, thriving pub, butchers, village shop and boasts several arts & crafts shops and galleries with many other public houses, restaurants and hotels within a few miles radius. West Burton is an ideal place from which to explore the surrounding countryside on foot with many public footpaths leading out from the village. The larger market town of Leyburn has several supermarkets, a weekly market and public transport links to Richmond, Northallerton and Ripon.

Accommodation Comprises:

Ground Floor

Entrance hallway leading into the living dining room and breakfast kitchen, stairs to the first floor. From the kitchen there is a rear utility/boot room, ground floor WC and a dining room currently used as a home office.

First Floor

There is a half landing leading to the principal bedroom which has an en-suite bathroom with roll top bath and stairs to the main landing. The main landing has doors leading to bedrooms two, three and four and the house bathroom.

Externally

The front of the property benefits from private parking for two cars and has a low stone walled front gravelled garden/seating area to enjoy the views. Access to the rear of the property is via a pathway which houses the biomass boiler and storage sheds, and there is a gate into the main garden. The gardens are south facing and are mainly laid out to lawn with a raised stone paved patio seating area to enjoy the sun and the views, stone walled and fenced boundaries.

Tenure

The property is believed to be freehold with vacant possession on completion.

Local Authority and Council Tax Band

Richmondshire. Tel 01748 829100.

The property is banded E.

Services and Other Information

The property is served by biomass heating, mains electric, water and drainage connected.

Particulars & Photographs

The particulars were written and the photographs taken in October 2022.



Scar View, West Burton

Approximate Gross Internal Area
1324 sq ft - 123 sq m



GROUND FLOOR

FIRST FLOOR

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.

Produced by Potterplans Ltd. 2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		43	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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