



INGLENOOK COTTAGE
West Burton, Leyburn



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INGLENOOK COTTAGE

West Burton, Leyburn
DL8 4JU

An exceptionally-presented, Grade II listed character cottage, in the sought after village of West Burton, situated in the heart of the Yorkshire Dales National Park.

ACCOMMODATION

Dating back to the mid 1600s Inglenook Cottage is just a moment from the village green and is a beautifully constructed stone end of terrace cottage with traditional stone slate roof. A double gated entrance to the side courtyard provides private parking.

Inglenook Cottage has character, charm and comfort at the heart of its presence with an exceptionally high standard of presentation. Its impressive frontage highlights the original stone mullion window surrounds, double fronted sash windows and solid oak front door. The property boasts a bespoke fitted oak kitchen. Wooden beams are faithfully presented in the lounge and principal bedroom adding charm and character to the cottage ambience. The spacious lounge with its feature inglenook fireplace presents a Stovax wood burning stove for those cosy winter nights.

This charming and impeccably presented cottage boasts a wealth of history and period features, highlighted when visiting the cottage, alongside sympathetic renovations to deliver the needs for modern living. It has been run for 18 years as a successful multi-award winning, luxury 5 star gold rated, holiday cottage and so has excellent credentials as a business opportunity. Yet it could equally make a superb permanent home to deliver the Yorkshire Dales dream to the new owner.



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Situation and Amenities

"It is the most beautiful village in England", James Herriot said of West Burton, Wensleydale. Also painted by Turner, being in the heart of the Yorkshire Dales National Park, West Burton is largely untouched by the passage of time. With a waterfall, no through road in the village, it is centred around a traditional village green and is the gateway to the unspoilt valleys of Bishopdale and Walden.

The village itself has a local primary school, thriving pub, butcher and village shop. Further amenities, including public houses, restaurants and hotels, can be found 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, including to the stunning famous Aysgarth Falls just a mile away. West Burton is half way between Hawes and Leyburn in Wensleydale, where the larger market town of Leyburn, just 8 miles away, has several supermarkets, a weekly market and public transport links to Richmond, Northallerton and Ripon.





Accommodation

The solid oak front door leads into an entrance hallway where there are stairs to the first floor and a cloaks hanging space. A door from here leads through to the spacious, dual aspect sitting room, which boasts engineered oak flooring, exposed beams and a useful under-stairs storage cupboard. The highlight of the sitting room is the stunning Inglenook fireplace with raised Stovax log-burning stove set on stone flags with a brick surround.

Through the feature antique doors to the dining kitchen, which has Jerusalem limestone natural stone flooring and bespoke, solid oak fitted units with a compliment of integrated Bosch appliances and white goods, granite ogee edge star galaxy work surfaces and a Villeroy & Boch Belfast sink with mixer tap. There is ample space for a table and the solid oak stable door leads out to the rear.

To the first floor, 100% wool carpeted, there are two double bedrooms including a principal with exposed beams, feature fireplace and stunning, far-reaching views over the fells. To the rear, there is a further double bedroom with fitted wardrobes. The high-quality bathroom has a panelled bath with shower over, w.c and bespoke vanity basin with granite top and Karndean flooring.



Gardens and Grounds

To the front of the property, there is an enclosed, paved, stone-walled garden with mature shrubs and plants. Stunning wrought-iron gates provide access to a private and secure courtyard with parking for two vehicles, with an EVCP charge point, electric sockets and water supply. There are several useful log stores bike shed and a rubbish store and access to the main garden.

Stone steps lead up to a breakfast terrace, adjacent to the kitchen, surrounded by raised flower beds and borders stocked with a variety of mature shrubs and plants.

Further stone steps lead up to the private and substantial lawned garden which is elevated offering superb views over the fells. There is also a discreetly-hidden, stone-built store and two stone flagged seating areas, ideal for al fresco entertaining.

Tenure

The property is offered freehold with vacant possession on completion. The majority of the contents is available by separate negotiation.

Services

The property is heated by oil fired central heating that can be regulated on an individual room basis. Mains electric, water and drainage connected.

Viewings

Strictly by appointment with GSC Grays. Telephone: 01748 829 217.

Local Authority

North Yorkshire Council. The property is currently rated for business purposes.

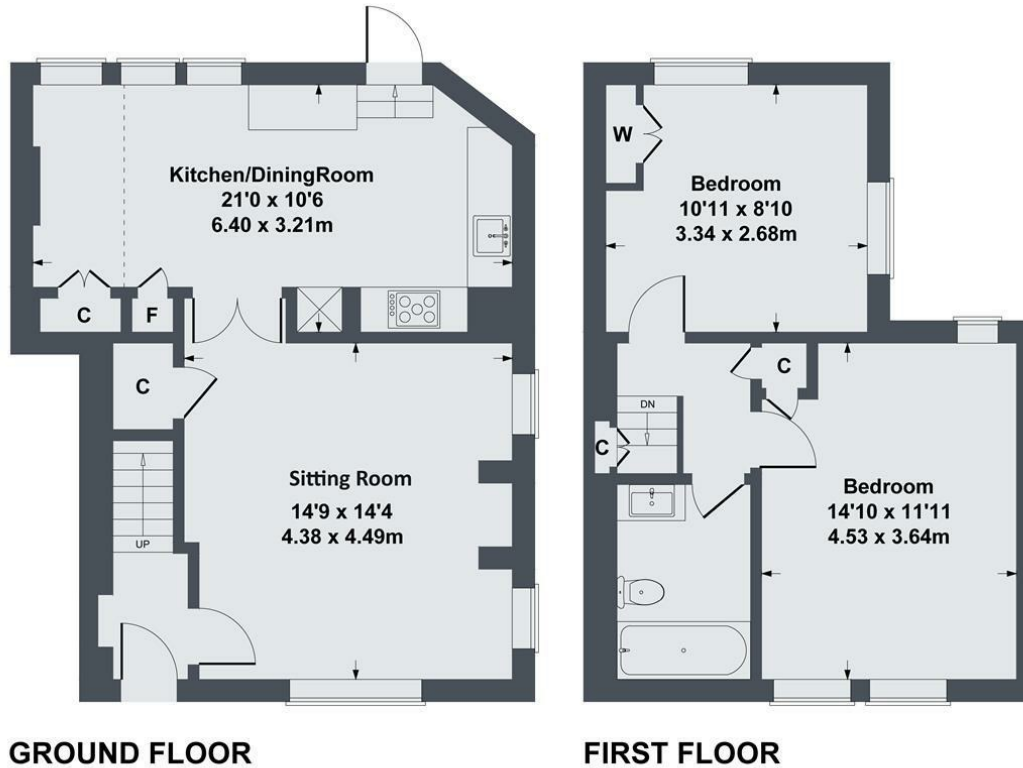
Particulars and Photographs

Particulars prepared April 2024.

Photographs taken July 2023 and April 2024.

Inglenook Cottage, West Burton

Approximate Gross Internal Area
872 sq ft - 81 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. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	55	
(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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