



2 PROSPECT VIEW
Burtersett, Hawes



GSC GRAYS

PROPERTY • ESTATES • LAND

2 PROSPECT VIEW

Hawes, North Yorkshire, DL8 3PQ

A substantial, four storey terraced cottage with outstanding views over the valley to both the front and the rear, out over Wensleydale towards Buttertubs.

ACCOMMODATION

Prospect View is built in a "town house" style but is located very much within the countryside, in the small village of Burtersett in the heart of the Yorkshire Dales National Park. The property, formerly part of the mine foreman's house, has glorious views from all the principal rooms and the elevated outdoor terrace.

The accommodation is laid out over four floors and includes a kitchen, living room, three good-sized bedrooms, a shower room with w.c and a large house bathroom with bath and step-in shower. The ground floor comprises a large utility and store room with separate w.c.

Externally, there are shared gardens to enjoy.



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Situation and Amenities

The hamlet of Burtersett is situated just over a mile from the popular market town of Hawes, Wensleydale, within the heart of The Yorkshire Dales National Park. There is a public footpath running through the fields to Hawes, which benefits from a town centre with many pubs, shops and local attractions on the doorstep.

Hawes is a highly desirable working town and tourist location with plenty of walking and cycling for the outdoor enthusiast. For those wishing to visit attractions, these include Aysgarth Falls, the Wensleydale Creamery, White Scar Caves and the Ribbleshead Viaduct in relatively close proximity.





Accommodation

The front door leads into the first floor entrance hall, which has solid oak flooring, a door to the living room and stairs up to the second floor.

The living room has a continuation of the solid oak flooring and offers a wonderful view of Wensleydale and onwards towards Buttertubs Pass through the sash window to the front. This room and the adjacent kitchen have been opened up to create a social, open-plan space with a central wood-burning stove with stone hearth, providing a cosy focal point on winter evenings. The kitchen is floored with Welsh slate and fitted with solid oak units in a timeless style, with views over the shared rear garden. There is an electric oven and grill, an electric induction hob, a one and a half bowl stainless steel sink with cut-out draining board and a door leading outside. There is access through to a small utility area, perfect for white goods and with original stone shelves and a storage cupboard.

To the ground floor, there is a large utility space which has a range of cupboards, work surface and space and plumbing for a washing machine and dryer. The solid fuel central heating boiler is located here and there is a door leading outside. The current owners use this as the main entrance to the property, as it opens into a handy space for storing boots after long walks.

From the utility area, there are doors to a further storage room and a cloakroom with hand wash basin and low-level w.c.



From the second floor landing, there are doors to two bedrooms and a shower room. The rear bedroom has a feature fireplace and a sash window with views over the hills, whilst the front bedroom benefits from built-in cupboards, a character fireplace with hearth and windows offering views over Wensleydale. The shower room is fitted with a shower, w.c, hand wash basin and heated towel rail.

A beautiful, Burtsett Stone staircase leads up to the third floor, which gives access to a bedroom and luxurious bathroom. The bedroom features a fireplace with hearth and benefits from outstanding views from this elevated position, straight over the Dale. The bathroom has been fitted with a bath, corner shower unit, pedestal hand wash basin, radiator, heated towel radiator, low-level w.c and cupboard with shelving.

Externally

To the rear of the property, there is a small garden which is beautifully-tended and shared between the cottages.

To the front, there is a fenced terrace which runs along the cottages, providing a seating space from which to enjoy the vista.

Agent's Note

2 Prospect View enjoys the right to use the garth to dry washing.

Tenure

The property is offered freehold with vacant possession on completion.

Viewings

Strictly by appointment with GSC Grays. Telephone: 01748 829 217.
Property can be found here <https://w3w.co/activates.downfield.swan>

Local Authority

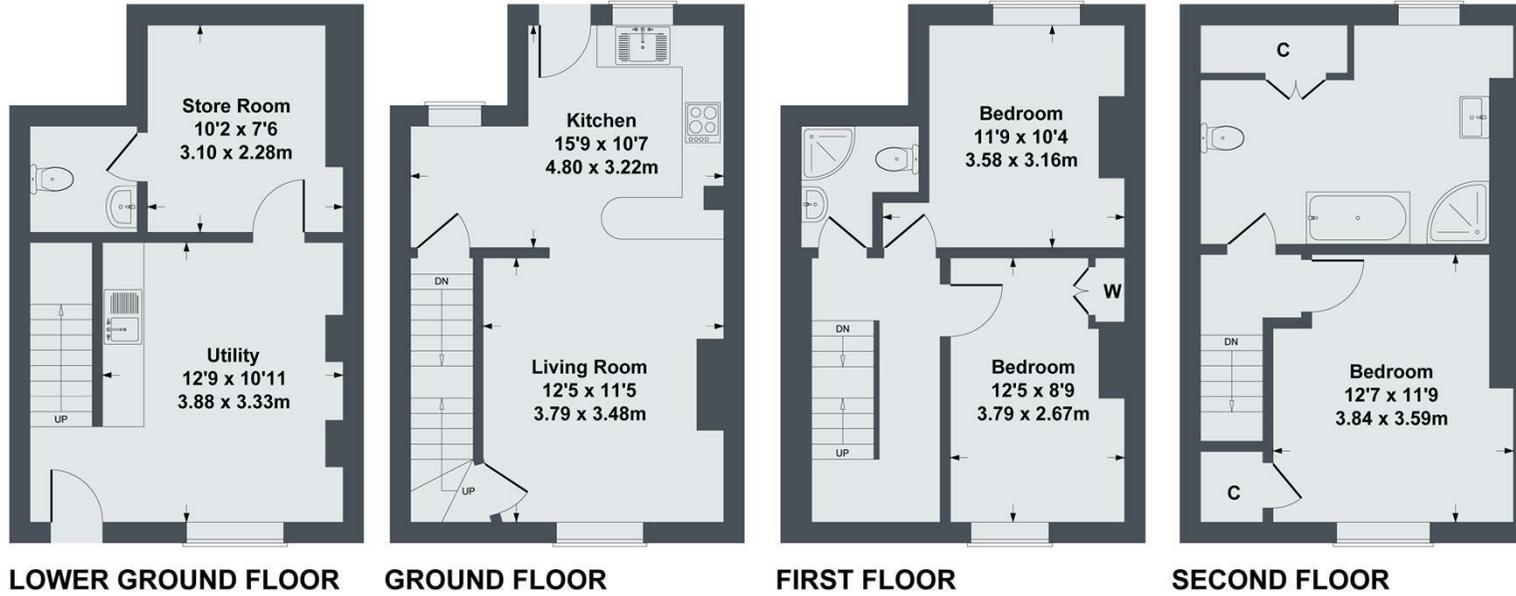
North Yorkshire Council. Council tax band B.

Particulars and Photographs

Particulars prepared and photographs taken August 2024.

2 Prospect View Burtersett

Approximate Gross Internal Area
1313 sq ft - 122 sq m



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 | | |
| (39-54) E | | |
| (21-38) F | 29 | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |



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