

MOORSIDE

West Burton, Leyburn



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WEST BURTON, LEYBURN DL8 4JW

A SUBSTANTIAL, HANDSOME, STONE-BUILT FAMILY HOME, SITUATED ON THE VILLAGE GREEN IN THE PRESTIGIOUS VILLAGE OF WEST BURTON

Accommodation

Entrance Hall / Boot Room • Breakfast Kitchen • Dining Room
Sitting Room • Pantry • Three Double Bedrooms • House Bathroom
Potential Principal Suite • Home Office

Externally

Two Stone Built Workshops • Formal Courtyard
Patio Seating Areas • Lawn/ Grazing Paddock



GSC GRAYS

PROPERTY • ESTATES • LAND

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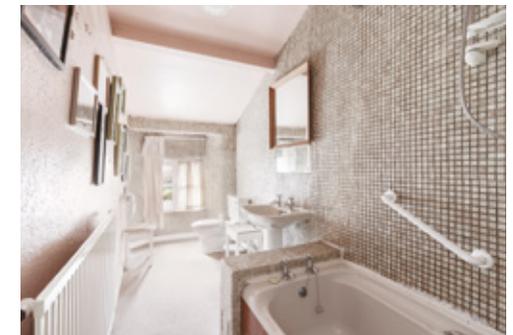
Chester-le-Street
Tel: 0191 303 9540

Barnard Castle
Tel: 01833 637000

Driffield
Tel: 01377 337180

Boroughbridge
Tel: 01423 590500

Kirkby Lonsdale
Tel: 01524 880320



Situation and Amenities

The highly regarded and pretty village of West Burton is in the heart of the Yorkshire Dales National Park. West Burton is centred around a traditional village green and is well equipped with a pub, butcher's, village shop and boasts several arts, crafts shops and galleries, with an abundance of walks on the doorstep. Set at the foot of the fells and Cauldron Falls only a short walk away.

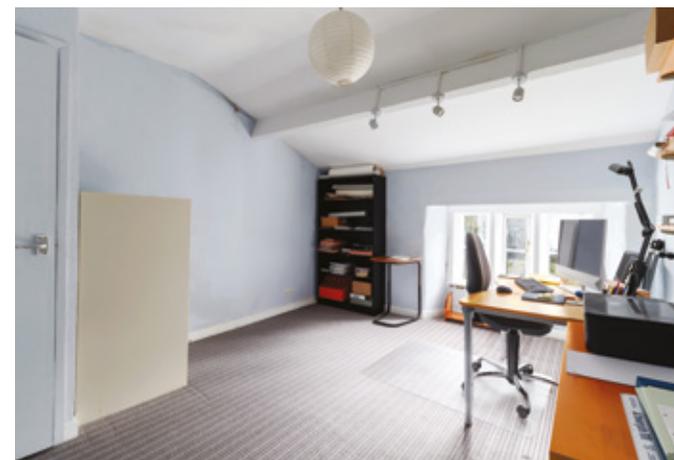
The village is ideally located within easy reach of the larger market town of Leyburn where there are many excellent local and artisan shops, a weekly outdoor market, filling station, doctor's surgery, dentist, primary and secondary schools and a sixth form college. It is also home to one of the largest auction houses in the UK with Tennants Auctioneers on the eastern outskirts of the town.

The Dales benefits hugely from tourism and has good communications and relatively easy access from the A1 at Bedale. The nearest train stations are at Northallerton (about 26 miles) with a regular service on the east coast main line to York, Newcastle, London or Edinburgh and Garsdale Station(17miles) on the Settle to Carlisle line, providing a link to the west coast mainline. Leeds Bradford is the nearest international airport but there are an increasing number of services now being offered from Durham Teesside airport only 37 miles away.

Schooling facilities are available in the village, as well as private education at Aysgarth Preparatory School in Newton le Willows (15 miles) and Sedbergh(27 miles).

Moorside

This particularly unique property has not been available on the open market for in excess of 40 years and benefits from a wealth of character features. There is flexible and spacious living accommodation with the opportunity for prospective new owners to create a home tailored to their requirements, with modernisation required throughout.



Throughout this fantastic property, there are several unspoilt original features including the stunning stone cantilever staircase, sash windows, timber shutters, stone sills within the pantry, exposed beams and mullion windows to the rear.

Externally, there are two stone built workshops, ideal for those running a small business or with hobby interests however equally have a huge amount of potential for use as a self-contained annexe/ holiday let, teenager's den, home office or additional living accommodation (subject to consents).

Accommodation

The property offers versatility and a huge amount of potential, to the ground floor, there are two generous reception rooms, both overlooking the village green. The breakfast kitchen, situated to the rear, has been fitted with solid pine units with a large walk-in pantry accessible across the inner hallway. An entrance hall to the side provides access to the gardens and could also be used as a boot room or utility.

To the first floor, there are three double bedrooms and the house bathroom. A separate staircase above the side entrance hallway /boot room leads up to a good-sized room which could be incorporated into the main living accommodation to provide a principal suite with adjacent smaller room/potential en suite bathroom.

Gardens and Grounds

Sitting in a generous plot of approximately 0.4 acres, to the front of the property, there is a small walled garden with raised flower beds and a stone path running up to the front door. The substantial rear gardens have dry stone walled boundaries and include a gravelled seating space and a rockery-style area adjacent to the property with various flower beds, mature plants and shrubs. A paved path leads around to the side, where there are two workshops, a patio, flower beds and a further, elevated patio.

The garden beyond the patio and workshops is lawned and sits on an incline. It is currently fenced and grazed but could be used as an elevated garden from which to enjoy the lovely views over the village rooftops towards the Dales.





Workshops

There is a single-storey, detached workshop with light and power connected and an additional two-storey workshop, originally thought to be a barn, which comprises an entrance porch, two rooms and a w.c to the ground floor, along with a dual aspect, open room to the first floor, overlooking the gardens.

This workshop has the potential, subject to consents, for use as a holiday let or as additional living accommodation such as an annexe for multi-generational living.

Tenure

The property is freehold and will be offered with vacant possession on completion.

Viewings

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

Local Authority

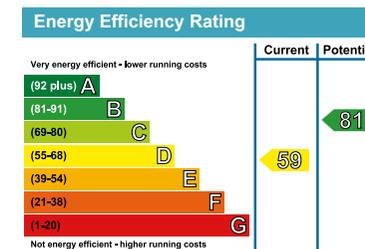
North Yorkshire Council. Council tax band E.

Services

Mains water, drainage and electricity. Air source heat pump central heating for the main house and oil-fired central heating for the large workshop.

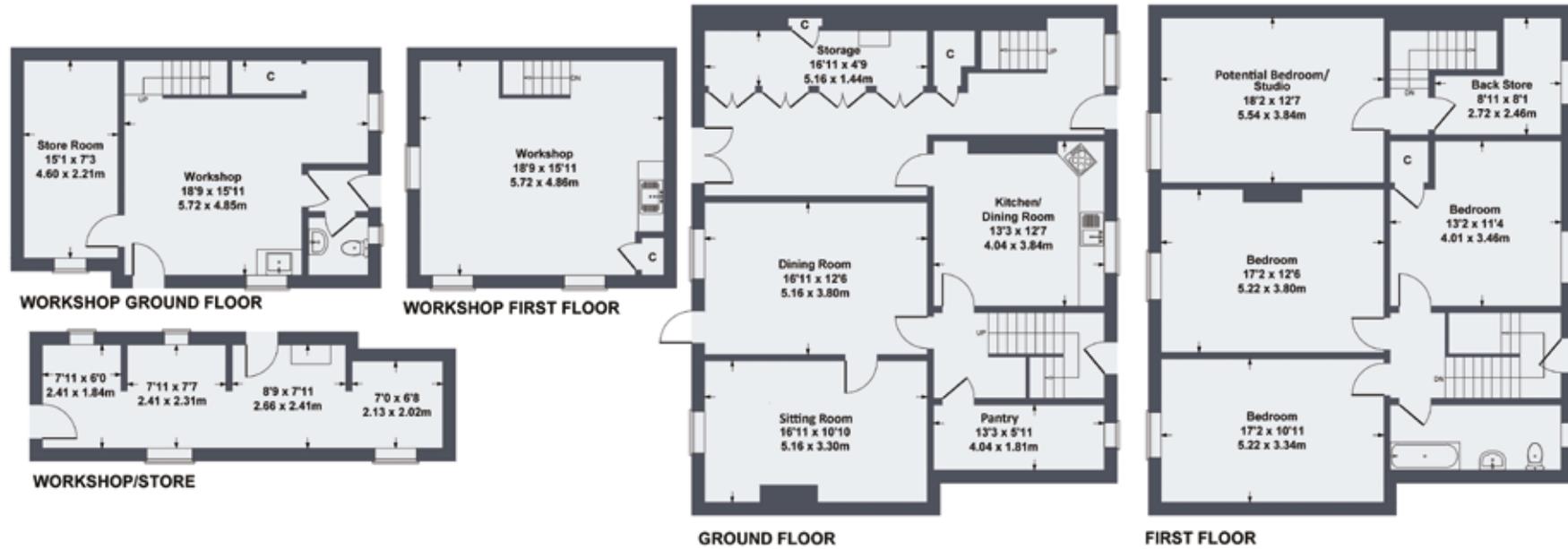
Wayleaves and Covenants

Moorside is sold subject to and with the benefit of all existing rights, including rights of way, light, drainage, water and electricity and all other rights and obligations, easements and all wayleaves or covenants whether disclosed or not.



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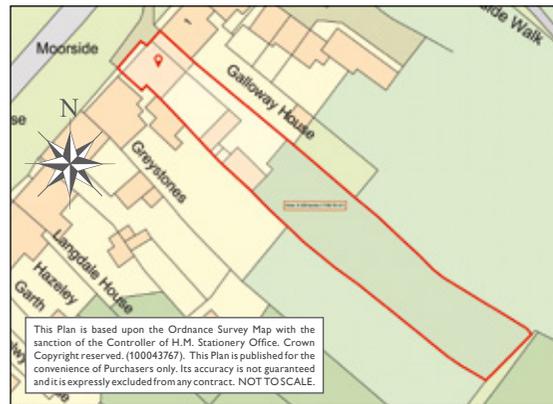
Approximate Gross Internal Area
3175 sq ft - 295 sq m



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



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Particulars written: April 2024

Photographs taken: March 2024