

SHEEPFOLDS

West Burton, Leyburn



GSC GRAYS

PROPERTY • ESTATES • LAND

SHEEPFOLDS

WEST BURTON, LEYBURN, DL8 4JY

AN IMMACULATE CHARACTER COTTAGE WITH WONDERFUL VIEWS, OVERLOOKING THE VILLAGE GREEN IN THE EXCEPTIONAL YORKSHIRE DALES VILLAGE OF WEST BURTON

Accommodation

Entrance Vestibule • Reception Hall • Sitting Room
Family Kitchen & Dining Room • Living Room
Utility and Cloakroom • Three Double Bedrooms

Externally

Gated Driveway • Patio Area adjacent to Kitchen Dining
Oversized Detached Garage • Glorious private rear gardens
Woodland Garden area with Views across the Dale



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Offices also at:

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Tel: 01665 568310

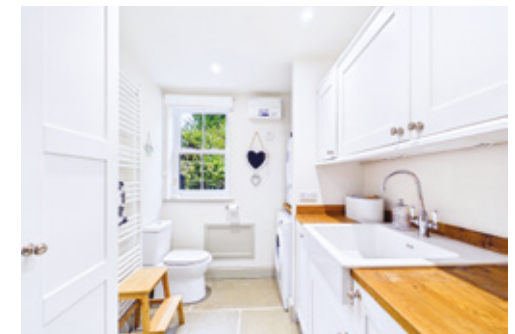
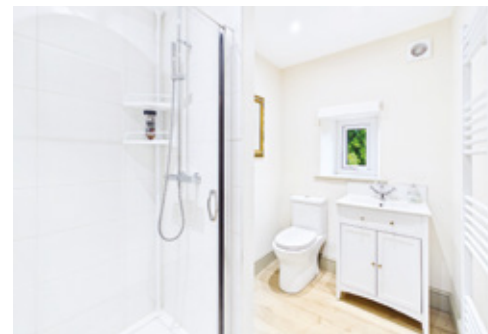
Chester-le-Street
Tel: 0191 303 9540

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. Centred around a traditional village green, it is well equipped with a pub, butcher's, village shop and boasts several arts and crafts shops and galleries, with an abundance of walks on the doorstep. Cauldron Falls is 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 and dentist, along with primary and secondary schools. It is also home to one of the largest auction houses in the UK, Tennants Auctioneers, on the eastern outskirts of the town.

The Dales benefit hugely from tourism and there is relatively easy access to the A1 at Bedale. The nearest train stations are at Northallerton (about 26 miles away) with a regular service on the east coast main line to York, Newcastle, London or Edinburgh and Garsdale Station (approximately 17 miles away) 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 Teesside Airport, approximately 38 miles away.

Schooling facilities are available in the village, as well as private education at Aysgarth Preparatory School in Newton le Willows (approx. 15 miles away) and Sedbergh (approx. 26 miles away).

Accommodation

The welcoming entrance hall features attractive panelled walls, stone-flagged flooring and windows that allow an abundance of natural light to flow through. A door opens into the main hallway, which has a side window, a staircase rising to the first floor and access to the principal ground floor rooms.

The utility room and cloakroom has a continuation of the stone-flagged flooring and is thoughtfully fitted with a floor-



to-ceiling storage cupboard, plumbing for a washing machine, heated towel radiator, Belfast-style sink, work surfaces, fitted cupboards and a low-level w.c.

The sitting room is a particularly charming reception space, featuring a built-in bookcase with storage beneath, together with an attractive fireplace with surround, tiled inset and tiled hearth. A window seat provides a delightful spot from which to take in the views across the village green and towards the hills beyond.

Situated to the rear of the property, the beautifully appointed kitchen and dining room forms the true heart of the home. Stylishly presented in neutral tones and benefitting from underfloor heating it features a central island with storage and power, double French doors opening onto the patio and windows overlooking the rear gardens. The room is well equipped with a comprehensive range of floor and wall-mounted units, an electric double oven with five-ring hob, wooden work surfaces, an under-stairs storage cupboard and a Belfast sink.

Leading on from the kitchen and dining room, the living room offers a warm and comfortable retreat. A central fireplace with alcoves to either side houses a wood-burning stove with stone surround and timber mantel, while the window seat provides another lovely vantage point from which to enjoy views over the village green and the surrounding hills.



To the first floor, there is access to the loft, together with three double bedrooms and two bathrooms. Two of the bedrooms enjoy views over the village green to the front and benefit from window seats, fitted wardrobes and useful storage cupboards. The third bedroom overlooks the rear gardens and features a low window sill, providing an ideal place to sit and appreciate the outlook.

The shower room is fitted with a fully tiled step-in shower cubicle, low-level w.c., vanity wash hand basin with storage beneath, heated towel rail and window. The family bathroom is a bright and attractive space, appointed with a panelled bath, low-level w.c, vanity wash hand basin with storage under, a large fully tiled shower and a heated towel rail.

Externally

To the front of the property, a wrought-iron gate set within attractive stone walls opens onto a generous driveway, providing ample parking for several vehicles and leading to the large garage, which benefits from rear-facing windows. The front garden is arranged in a charming cottage style, while a further wrought-iron gate gives access to a pedestrian path leading to the front door.

To the rear, a gravelled patio sits immediately adjacent to the kitchen, enclosed by a low stone wall and with steps rising to the main garden. The gardens are beautifully arranged, with an area of lawn, mature shrubs, trees, well-stocked borders and a further patio for seating and entertaining. At the foot of the garden lies a small woodland area, ideal for garden adventures and opening out to glorious views across the Dales.

Garage

A detached garage lies halfway down the garden and would create a wonderful garden retreat if desired, subject to relevant permissions.

Tenure

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

Viewings

Strictly by appointment with GSC Grays - T: 01748 829 217.

Local Authority

North Yorkshire Council. Council tax band F.

Services

Mains water, drainage and electricity. Oil-fired heating.

Wayleaves and Covenants

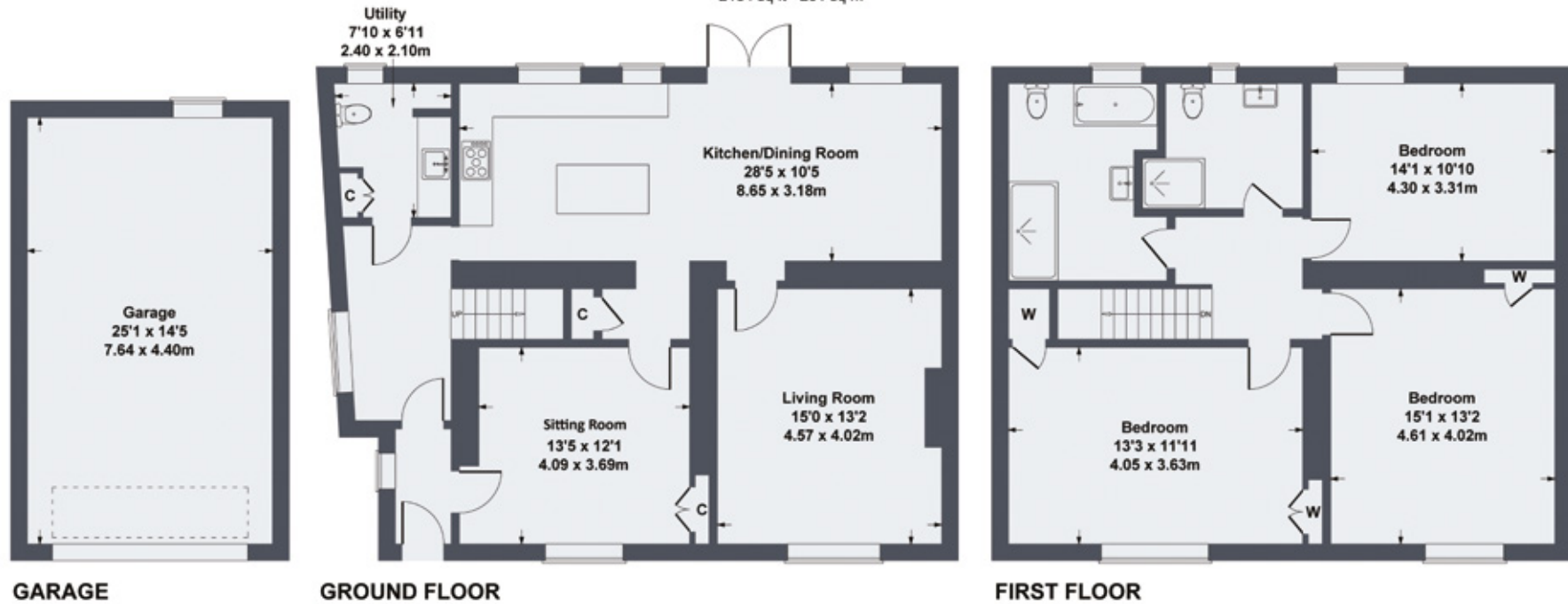
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Sheepfolds West Burton, Leyburn, DL8 4JY

Approximate Gross Internal Area
2164 sq ft - 201 sq m

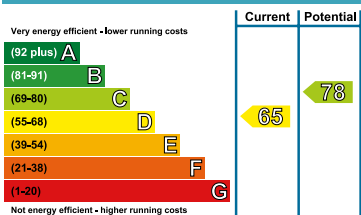


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2026

Energy Efficiency Rating



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Particulars written: June 2026

Photographs taken: June 2026