

# 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



**GSC GRAYS**  
PROPERTY • ESTATES • LAND

5 & 6 Bailey Court, Colburn Business Park,  
Richmond, North Yorkshire, DL9 4QL

Tel: 01748 829217

[www.gscgrays.co.uk](http://www.gscgrays.co.uk)

[richmond@gscgrays.co.uk](mailto:richmond@gscgrays.co.uk)

## Offices also at:

Alnwick  
Tel: 01665 568310

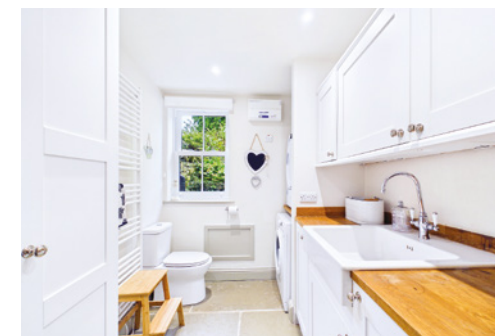
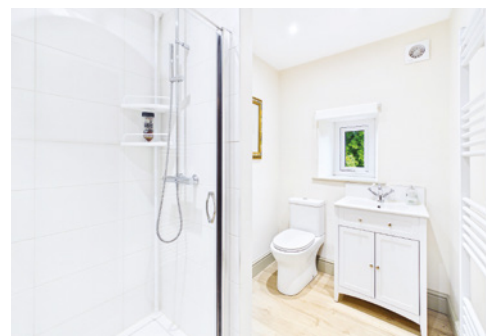
Chester-le-Street  
Tel: 0191 303 9540

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

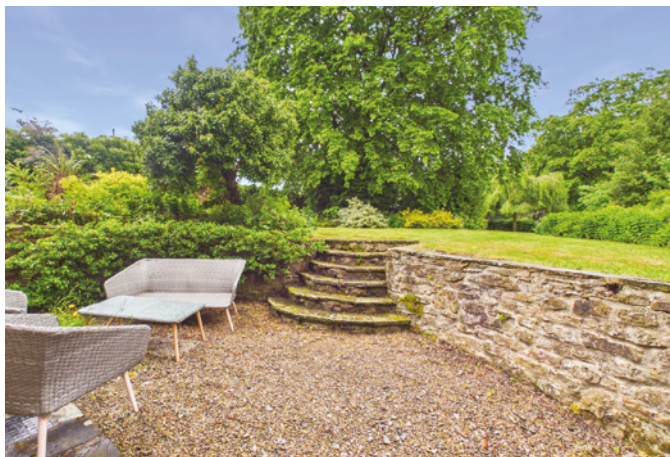
North Yorkshire Council. Council tax band F.

## Services

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

## Wayleaves and Covenants

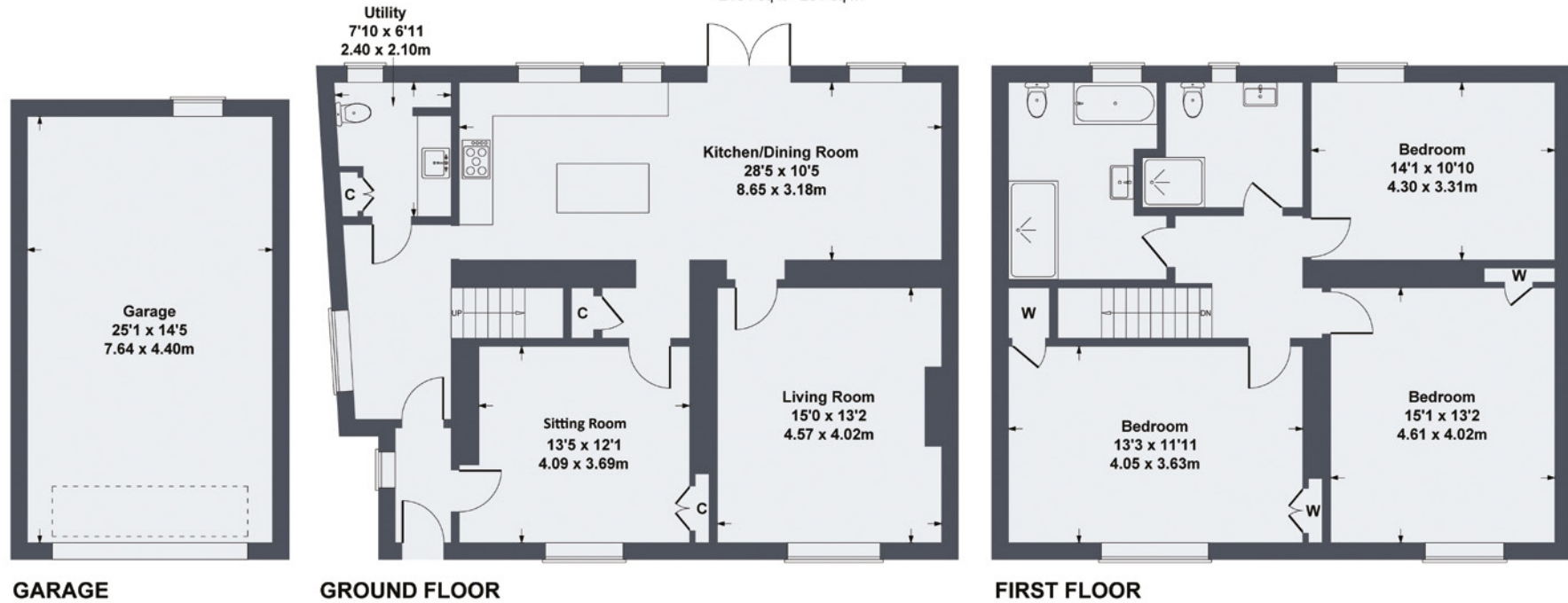
Sheepfolds is sold subject to and with the benefit of all existing rights, including rights of way, light, drainage, water and electricity and all other rights and obligations, easements and all wayleaves or covenants whether disclosed or not.



This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (100043767). This Plan is published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.

# Sheepfolds West Burton, Leyburn, DL8 4JY

Approximate Gross Internal Area  
2164 sq ft - 201 sq m

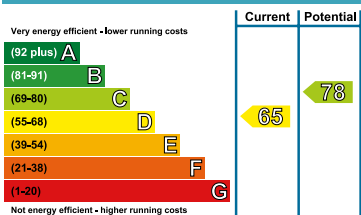


## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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



### DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: June 2026

Photographs taken: June 2026