



## Brockles Ghyll, Burnsall, BD23 6BZ

### Offers Over £400,000

- THREE BED DALES COTTAGE
- AMPLE OFF ROAD PARKING
- STUNNING VIEWS
- CLOSE TO VILLAGE AMENITIES
- NO CHAIN
- GARAGE
- LEVEL VEHICULAR ACCESS TO THE REAR
- GARDENS TO FRONT AND REAR
- UTILITY ROOM
- DRONE VIDEO IN DETAILS



# Brockles Ghyll, Burnsall, BD23 6BZ

VIEWS! VIEWS! VIEWS! Nestled in a PICTURESQUE, ELEVATED POSITION along a charming row, this STUNNING THREE BEDROOM DALES HOME is now available to the market with NO FORWARD CHAIN.

**\*\*Please click onto the full details to access our drone video\*\***

BRIMMING WITH POTENTIAL, it's ready for new owners to move into and enjoy. The previous owner was captivated by the BREATHTAKING VIEWS alone, but this SPACIOUS THREE-BEDROOM PROPERTY offers so much more including OFF-ROAD PARKING AND A SINGLE GARAGE.



Council Tax Band: D



## PROPERTY DETAILS

Nestled in a picturesque, elevated position along a charming row, this stunning Dales home is now available to the market with no forward chain. Empty, yet brimming with potential and ready for new owners to move into and enjoy. The previous owner was captivated by the breathtaking River Wharfe views alone, but this spacious three-bedroom property offers so much more.

Perfect for a variety of buyers—whether you're seeking a permanent home in a quintessential village, looking to start a holiday let business, or fortunate enough to be searching for a second home—this intriguing property has it all. It boasts parking, a garage, beautiful gardens, and spectacular views.

Let's take a walk through. Upon entering, a spacious porch welcomes you and leads into a generous sitting room. Here, a large picture window perfectly frames the stunning view, while a multi-fuel stove offers a cosy warmth. The solid oak floors add character, and the open staircase ascends gracefully to the first floor. The kitchen is a bright and airy space, well-equipped and featuring convenient access to the rear garden. It also includes a practical under-stairs storage cupboard.

On the first floor you will find a spacious landing (having access to the fully boarded loft via pull down ladder) leading to three well-sized bedrooms, each offering stunning views of the surrounding countryside. A luxurious bathroom with floor to ceiling natural stone Travertine tiles completes this level. Notably all doors to this floor have been locally handmade from solid oak.

Outside, you'll find ample on-site parking, a generous single garage, and a small front garden where you can sit and soak in the panoramic views of the scenic River Wharfe and fells beyond. The rear garden has a useful adjoining utility room and is wonderfully manicured, offering a peaceful retreat with fabulous views of the fells. The property also has the benefit of level vehicular access to the rear.

Burnsall is one of the treasures of the Yorkshire Dales National Park, attracting visitors from near and far. The village is a short walk away, home to the historic arched bridge over the River Wharfe, and the renowned Red Lion Hotel. In addition, the village boasts an excellent primary school, nursery, church, and cafés, along with plenty of scenic countryside walks.

For those seeking more, the vibrant village of Grassington is nearby, and the thriving market town of Skipton is just 8 miles away, offering a wealth of amenities and excellent train links.

If you're searching for a special property in an extraordinary location, this could be the one.

## ADDITIONAL INFORMATION

The property has oil central heating



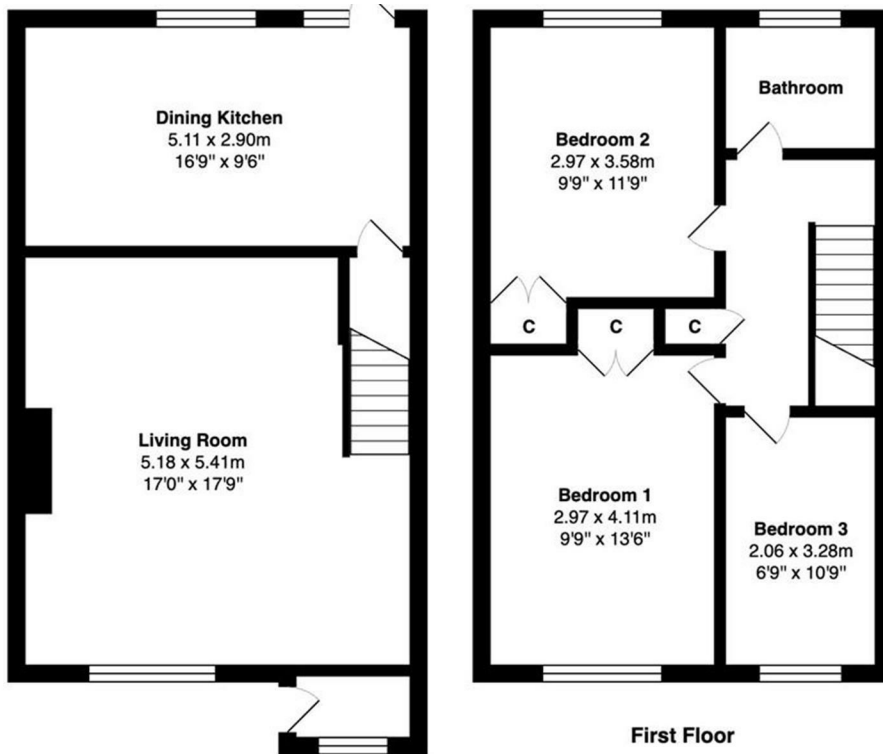
## Viewings

Viewings by arrangement only. Call 01756 753341 to make an appointment.

## EPC Rating:

D

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         | 81        |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 63                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |



Ground Floor

First Floor

Total Area: 88.0 m<sup>2</sup> ... 947 ft<sup>2</sup>

All measurements are approximate and for display purposes only