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*"For Sales In The Dales"*



## Walden Cottage, West Burton

- **Immaculate** Stone Built Dales Cottage
- **Currently Run as a Successful Holiday Let**
- Sought After Village Location
- 2 Double Bedrooms
- Open Plan Kitchen Diner Lounge with Stove
- Modern Shower Room
- Low Maintenance Rear Garden
- Fully Double Glazed & Oil Central Heating
- Garage for Storage
- Ideal Full-Time Home, Holiday Let Or Bolthole

Postcode: **DL8 4JN**

Tenure: **Freehold**

Council Tax Band: **TBC**

Energy Efficiency Band: **C**

Local & Planning Authority:  
**North Yorkshire Council**

**Guide Price: £250,000 - £275,000**



Walden Cottage is a lovely semi-detached Dales cottage located in the pretty village of West Burton.

West Burton is one of the most sought-after villages in Wensleydale with its beautiful, protected village green, waterfalls and superb views to the hills and Dales. It has an active community, retaining a primary school, village hall, shop and tearoom. Pub, butchers & a number of small businesses. The market towns of Hawes & Leyburn are approximately 8 miles away in either direction.



The property is immaculately presented. The current owners having fully upgraded with new kitchen, shower room, oil central heating, flooring and decoration.

The lounge diner with multi fuel stove is open plan to the well-equipped modern galley style kitchen and has the bonus of a utility room. The first floor offers two good size double bedrooms and a superb shower room. Externally there is a walled, low maintenance rear garden with views over the open fields. It also has a stone built single garage useful for storage.

Walden Cottage is an ideal full-time home, holiday let or bolt hole in the Dales. It is currently run as a successful holiday cottage.



### Ground Floor

**Hall** Engineered wood flooring. Stairs to first floor. Coir matting. Coat hooks. Radiator. Side entrance.

**Lounge Diner** Engineered wood flooring. High beamed ceiling. Wood burning stove set in a feature fireplace. 2 Radiators. Double glazed sash window to front. Front door.



**Kitchen Area** Open to lounge diner. Engineered wood flooring. Quality fitted kitchen. Integrated fridge, slimline dishwasher, electric oven and hob. Stainless steel sink and drainer. Double glazed sash window to front.

**Utility** Engineered wood flooring. Base units. Plumbing for washing machine. Storage shelves. Under stairs cupboard housing oil central heating boiler. Frosted window to rear.

### First Floor

**Stairs/Landing** Fitted carpet. Loft access. Large, double-glazed window to rear.

**Shower Room** Laminate flooring. WC. Hand basin. Large walk-in shower with rainfall head. Radiator. Large, double-glazed window to rear.

**Bedroom 2** Double bedroom. Fitted carpet. Exposed ceiling beam. Radiator. Double glazed sash window to front.



**Bedroom 1** Large double bedroom. Fitted carpet. Exposed ceiling beam. Airing cupboard housing water tank. Built-in wall cupboard. Radiator. Window to front.

### Outside

**Rear** Private gravelled low maintenance garden. Fenced in oil tank. Views over the wall to open fields.

**Garage** Stone built single garage with light. Timber double doors to front. Excellent storage space. Access only, no parking.

### **Services**

Oil central heating.

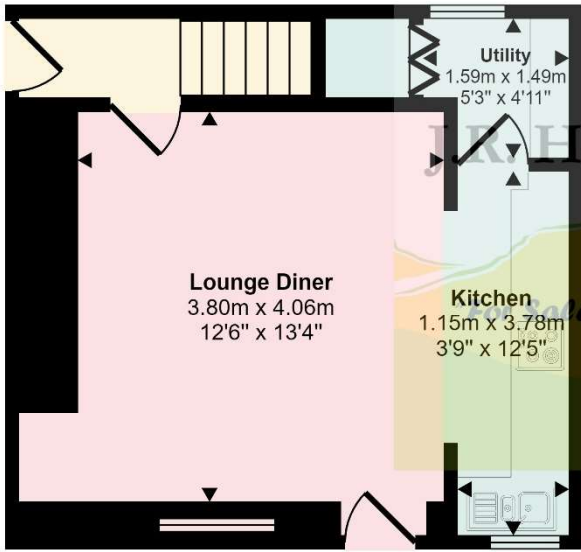
Mains electric, water and sewerage.

Flood Risk: recorded as Very low, no history of flooding.

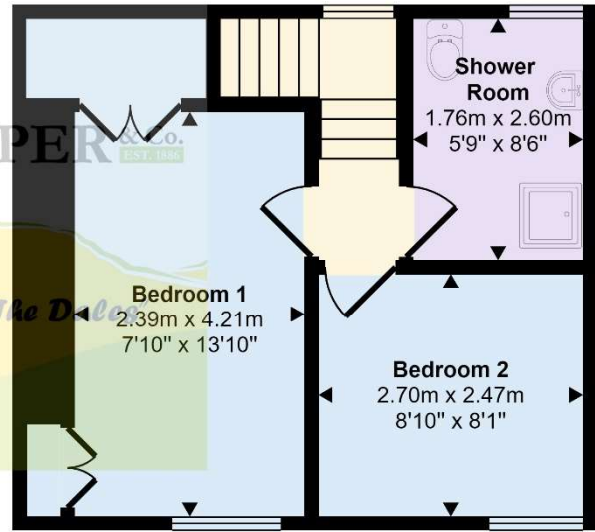
Broadband: Basic 15 Mbps. Superfast 70 Mbps.



Approx Gross Internal Area  
61 sq m / 656 sq ft



Ground Floor  
Approx 31 sq m / 334 sq ft



First Floor  
Approx 30 sq m / 322 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>90</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



Items in these photographs and tours may not be included in the sale • J. R. Hopper & Co. has not tested services, fixtures, fittings, central heating, gas, and electrical systems. If in doubt, purchasers should seek professional advice • J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective Purchasers. In addition, the Purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure • Viewings by appointment only.