



THE OLD CHAPEL
Burtersett, Hawes



THE OLD CHAPEL

Hawes, North Yorkshire, DL8 3PB

An attractive chapel conversion, occupying a central position, within the hamlet of Burtersett, with stunning far reaching views to the rear

ACCOMMODATION

The property offers generous accommodation throughout with a spacious and well equipped dining kitchen, ground floor shower room, a former workshop with full planning permission for conversion into living space, which has been renovated to first fix and allows the purchaser a variety of options for an additional two bedrooms, a self contained Airbnb (subject to consents) or a bedroom with en-suite and/or a further downstairs living area.

To the first floor there is a spacious sitting room with a triple aspect showcasing the lovely views, a house bathroom, as well as three good sized double bedrooms. Externally, there is a raised seating area to relax and take in the views, along with a low maintenance walled garden with raised planting area.



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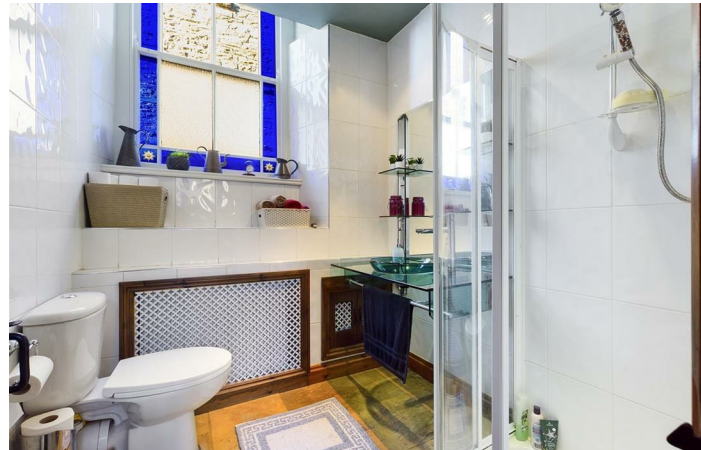
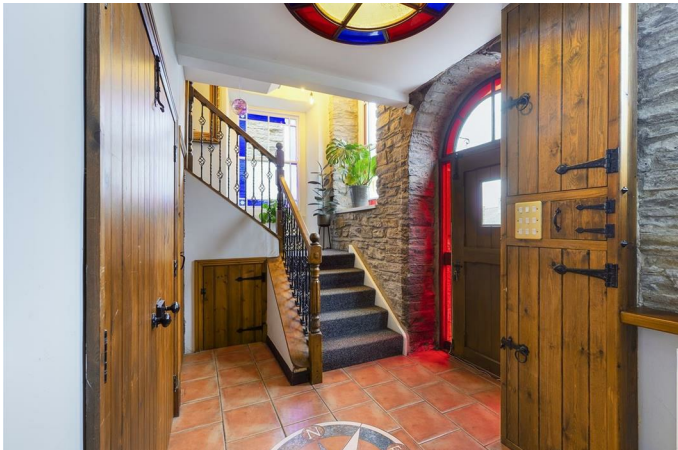
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Situation and Amenities

The hamlet of Burtersett is situated just over a mile from the popular market town of Hawes, Wensleydale, within the heart of The Yorkshire Dales National Park. There is a public footpath running through the fields to Hawes, which benefits from a town centre with many pubs, shops and local attractions on the doorstep.

Hawes is a highly desirable tourist location with plenty of walking and cycling for the outdoor enthusiast. For those wishing to visit attractions, these include Aysgarth Falls, the Wensleydale Creamery, White Scar Caves and the Ribbleshead Viaduct in relatively close proximity.





Accommodation

The original Chapel door leads into a generous hallway with bespoke stairs to the first floor, double doors into the dining kitchen and feature stained glass windows. The dining kitchen has a good range of wall and base units with a light grey frontage and wooden work surfaces, integrated appliances and a Rangemaster cooker with tiled flooring an ample space for a dining table, as well as exposed beams and doors leading into the converted workshop and ground floor shower room.

The ground floor shower room has a step-in shower, low level WC and glass wall mounted wash hand basin, stained glass window and stone flagged flooring. The workshop has been converted to first fix with skimmed walls and is an open space with double doors to the side, which could provide a separate access or create a ground floor bedroom, utility and en-suite shower room.



The first floor landing has enough space for a useful office area. The sitting room has a triple aspect showcasing the lovely views with wood panelling, a door leading to the raised seating area, multi fuel stove with stone hearth, exposed beams and timber floorboards.

The principal bedroom is a spacious double with a triple glazed Velux with remote controlled blind and opening, exposed beams and fitted wardrobe. There are two further double bedrooms with Velux windows and the third bedroom, also has a window to the side and wood panelling.

The house bathroom has a panelled bath with shower above, low level WC and pedestal wash basin and Velux window.

Externally

To the front of the property, there are steps up to a patio seating area and a wrought iron gate and railings.

To the rear of the property, there is an attractive walled patio garden accessed from the first floor sitting room, with a balcony area, showcasing the stunning views and steps leading down to the main patio with a well stocked flower bed and border, as well as a useful log store.

Tenure

The property is believed to be freehold with vacant possession on completion.

Local Authority and Council Tax Band

North Yorkshire Council. Council tax band D.

Services and Other Information

We understand that the main arched windows are triple glazed. The property has the benefit of a 14 panel solar array with a 5.2kw battery storage facility, which we understand provide a feed in tariff, mains electric, water and drainage connected.

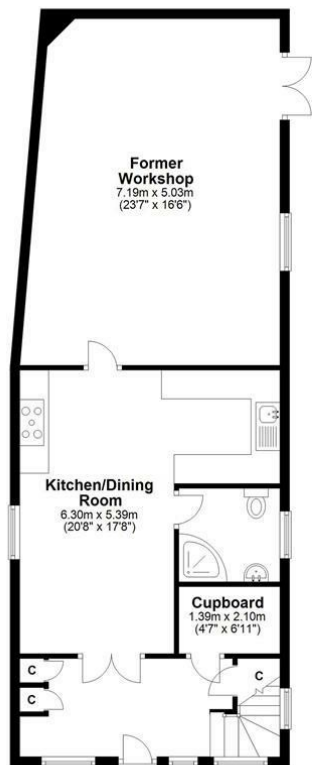
There is a passageway underneath the property which provides access to a lawned area, owned by neighbouring properties, who have hanging rights for washing.

Particulars & Photographs

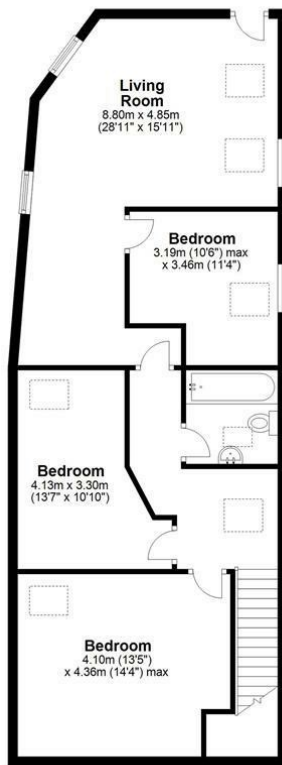
The particulars updated July 2024. Photographs taken May 2023 and July 2024.

The Old Chapel Burtersett, Hawes

Total area: approx. 160.9 sq. metres (1731.6 sq. feet)



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	49	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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