



WYNGATE  
Burtersett, Hawes



**GSC GRAYS**  
PROPERTY • ESTATES • LAND



---

# WYNGATE

Hawes, DL8 3PB

An attractive stone built, semi-detached cottage with a good sized garden and stunning views over the Yorkshire Dales National Park.

## ACCOMMODATION

This characterful property has an array of features throughout including exposed beams and stone walls, a log burning stove, latched doors and stone alcoves to name a few.

The property offers versatile living accommodation, with two bedrooms and two shower rooms, as well as a study, which could be used as a bedroom if planning was granted to raise the roof (subject to consents).

Wyngate is tucked away in the hamlet of Burtersett, enjoying lovely views to the rear and an enclosed garden with a variety of seating areas, as well as various outbuildings which have the potential to be converted into annexe accommodation, subject to consents.



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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

01748 829217

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

[GSCGRAYS.CO.UK](http://GSCGRAYS.CO.UK)

---





## 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 utility has a window to the side and door into the dining kitchen. The dining kitchen has a range of cream fronted units, solid wooden work tops and a range cooker. There is a dual aspect with ample space for a dining table.

Leading into the inner hall there is access to the spacious sitting room with a log burning stove and a door leading out to the gardens. There is also a ground floor shower room.

To the first floor the landing leads to the principal bedroom which is a good sized double and has a vaulted ceiling with exposed beams as well as a private en-suite shower room. There is an additional second bedroom which is a single with restricted head height. There is a third room to the first floor which is currently used as a bedroom, due to restricted head height it would make an ideal home office or storage area., with Velux windows and a window to the side.





## Gardens and Grounds

The property is approached across village green to an enclosed parking area for one car, which leads to a pedestrian gate in to the garden.

There is a substantial gravelled area with a variety of mature shrubs and plants as well as a stone paved patio seating area and raised flower beds. There is also a useful timber store and a stone, two-story barn which has potential to be converted into an annexe subject to consents.

There is also an additional stone built garage with timber double doors. Please note the access is limited and would therefore be better use as storage or to house a motorbike.

## Owners Insight

Wyngate has been a wonderful, cosy home in a beautiful setting. It's great living in a rural village but with all the amenities I need just down the road in Hawes.

My garden is spacious and the outbuildings provide lots of storage.

The cottage is full of original features and the multi fuel stove gives the cottage a special cosiness, especially in winter.

## Services and Other Information

Solid Fuel central heating. Mains electric, water and drainage connected.

What3words: ///homing.elevates.powerful

## Tenure

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

## Local Authority

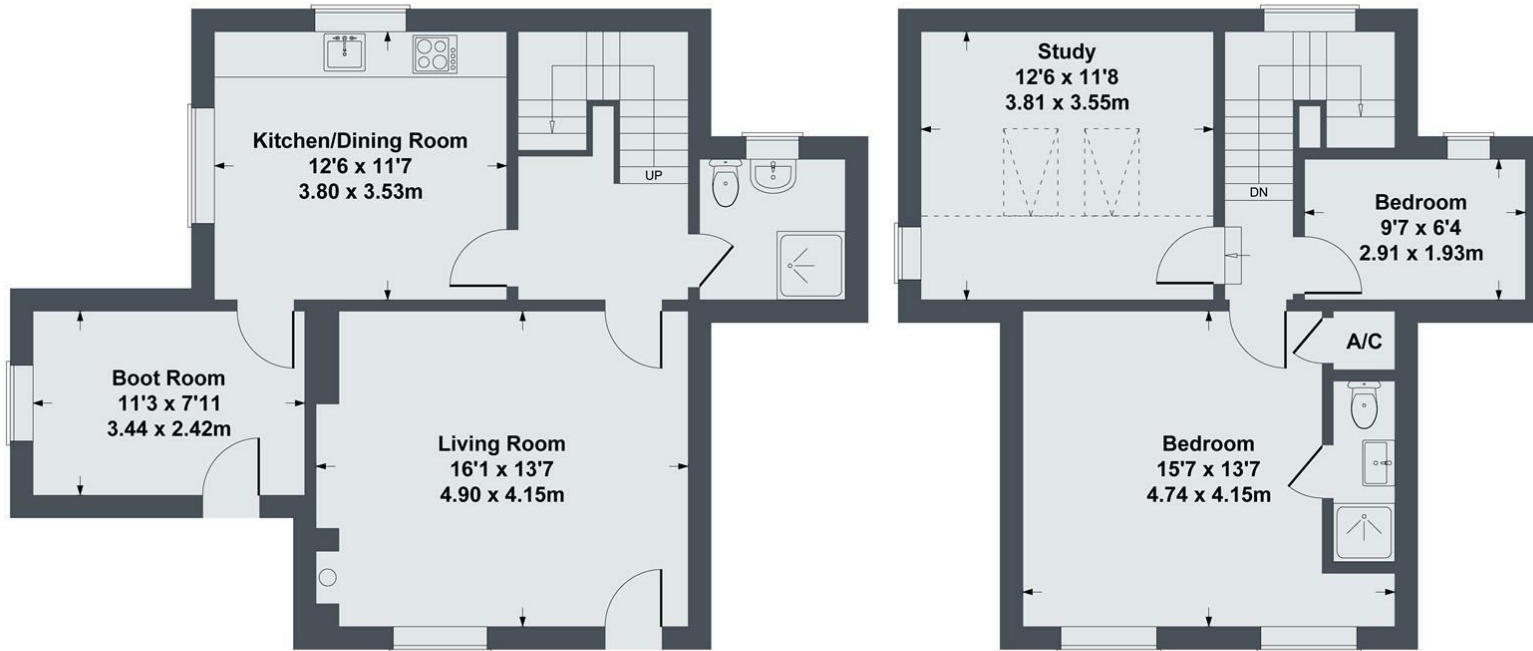
North Yorkshire Council -

## Photographs and Particulars

Particulars prepared and photographs taken July 2024.

# Wyngate, Burtersett

Approximate Gross Internal Area  
1098 sq ft - 102 sq m



**GROUND FLOOR**

**FIRST FLOOR**

**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. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>22</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**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 a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.
3. Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon 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 view the property.