



2 Galloway House

West Burton, Leyburn, North Yorkshire, DL8 4JW



Robin Jessop

A HISTORIC CHARACTER PROPERTY SITUATED AROUND THE GREEN IN A HIGHLY REGARDED VILLAGE

- Historically Significant Character Property
- Grade II Listed
- Two Reception Rooms
- Two Double Bedrooms with Ensuites
- Castle Turret with Potential
- Stunning Views
- Highly Regarded Dales Village
- Guide Price: Offers in Excess of £375,000

SITUATION

Leyburn 8 Miles. Hawes 11 miles. Bedale 18 miles. Northallerton 26 miles. Skipton 27 miles. Leeds Bradford and Newcastle Airports are both approximately a 90-minute drive.

West Burton is a renowned Dales village with Village Store and Butcher's Shop, Public House, Primary School and Village Hall, which runs various clubs and events. The location is very accessible for commuting to the nearby market towns of Leyburn and Hawes as well as the larger towns of Northallerton and Harrogate, from where there are regular direct trains running to London Kings Cross.

DESCRIPTION

2 Galloway House is a unique, stone built character property, situated around the green in the highly regarded village of West Burton. The property is Grade II listed and would benefit from some updating. However, it offers a rare opportunity for a buyer to purchase a unique property with a castellated tower.



The property is a deceptively spacious, traditional stone built property with leaded mullion windows. The property stands well and is entered via a useful inner lobby which leads into a spacious well-proportioned reception room which features a large inglenook fireplace. There is a dining room to the front of the property and a kitchen to the rear which features a range of cream fitted units and an oven with gas hob. There is also a small boiler room just off the kitchen together with a rear lobby providing access to the rear courtyard and a utility room with downstairs wc.

The galleried landing provides access to the two large double bedrooms, both of which overlook the green and also have ensuite bathrooms. The landing has a useful airing cupboard and also provides access to the roof terrace which provides panoramic views across the village and of the hills beyond. This provides significant opportunity for a seating area to be created to enjoy the stunning surroundings.

Externally the property is further complemented by a private low maintenance courtyard to the rear and a small seating area to the front. There is a single garage to the rear with additional parking available on street around the village green.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.



METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property. [///refusals.ropes.settle](#)

FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band E.

SERVICES

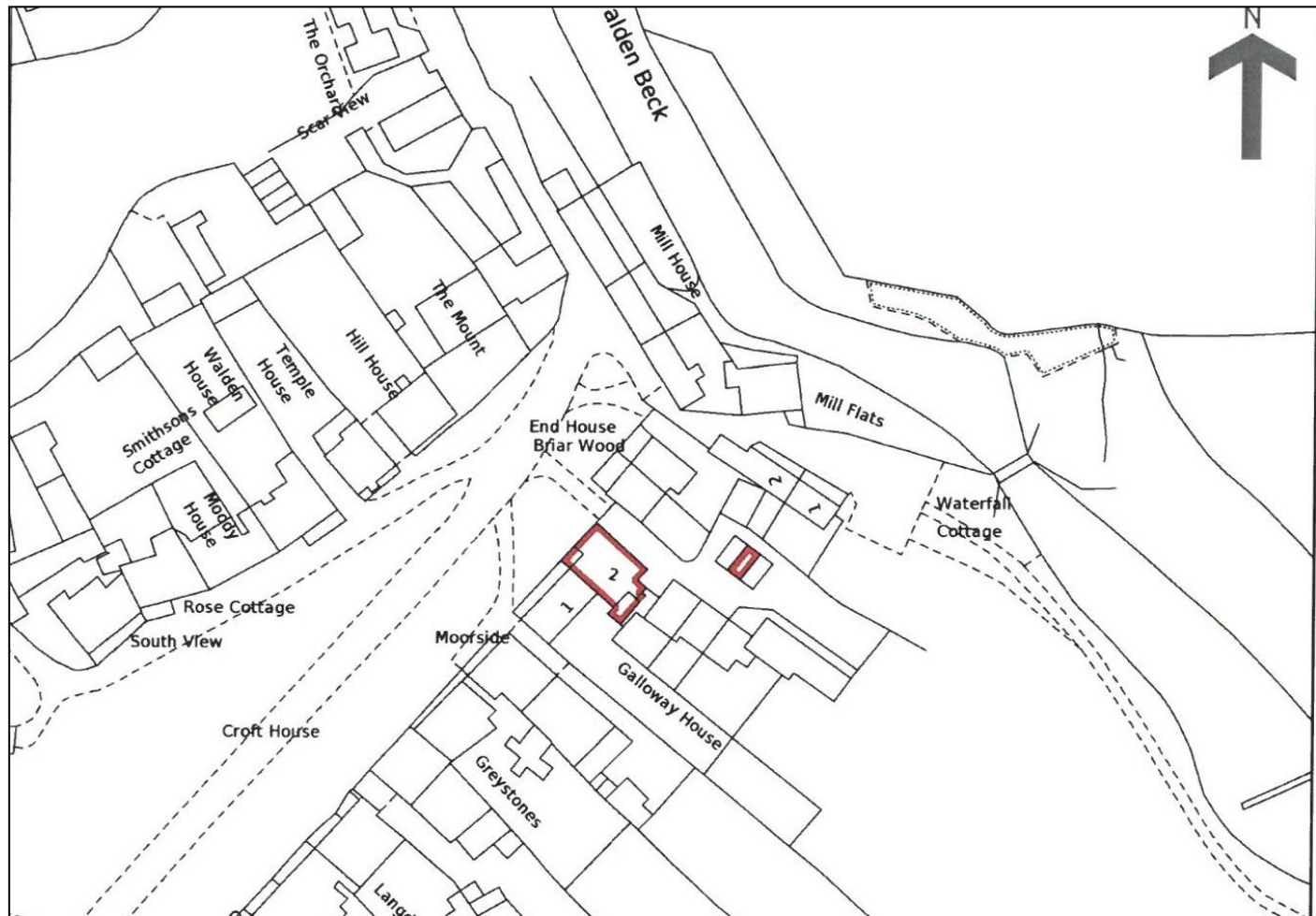
Mains electricity. Mains water. Mains drainage. Oil fired central heating. Broadband connection available.

LOCAL AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD Tel: 01609 780780

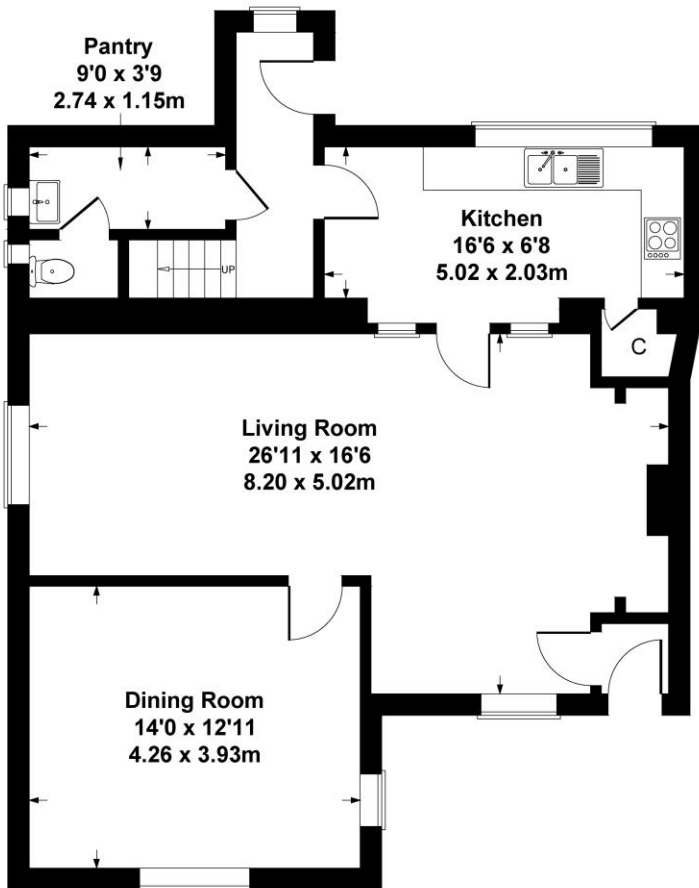
ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E		
(21-38)	F	35	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

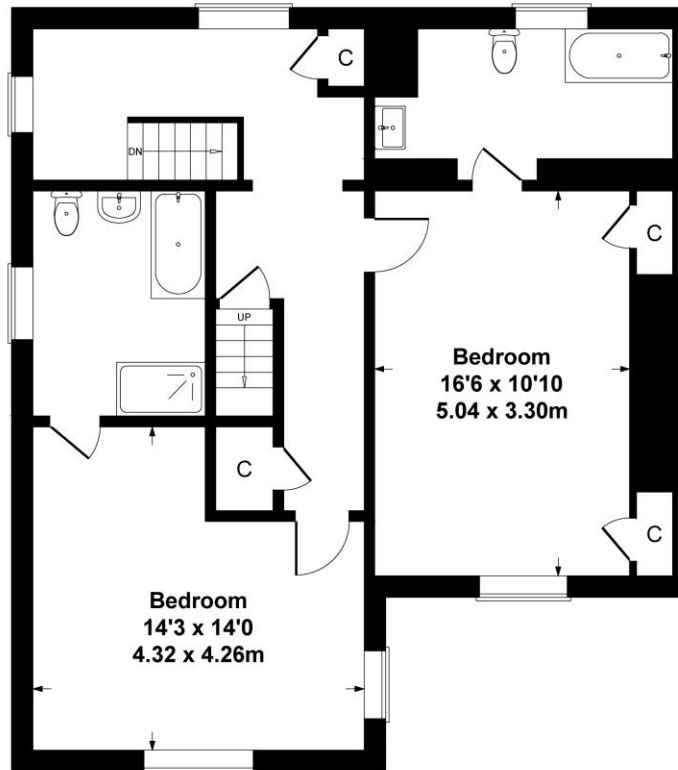


2 Galloway House, DL8 4JW

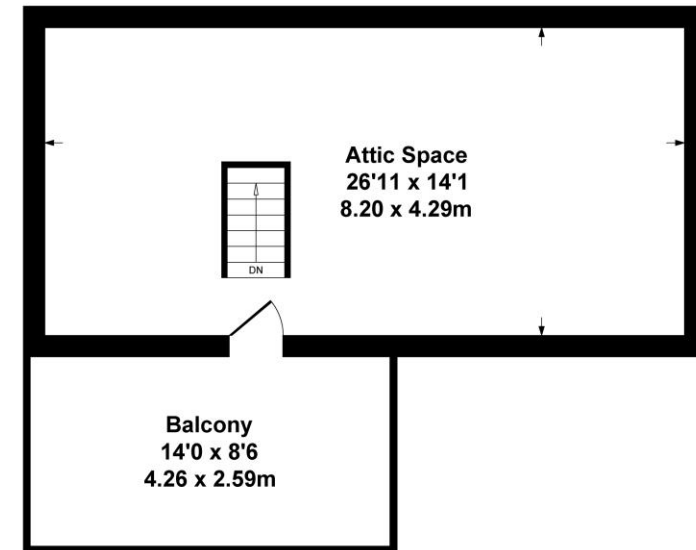
Approximate gross internal area
199 sq m - 2142 sq ft



GROUND FLOOR



FIRST FLOOR



Attic

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

Robin Jessop Ltd
info@robinjessop.co.uk
01969 622800
01677 425950
www.robinjessop.co.uk

Important Notice: Robin Jessop Ltd, their clients and any Joint Agents give notice that: They are not authorized to make or give any representations of warranties in relation to the property either here or elsewhere, on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning permission, building regulations or other consents. Where it is stated that there is planning potential, Purchasers must satisfy themselves with the Planning Authority or otherwise. Robin Jessop Ltd has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

