



Willow House

Burtersett, Hawes, North Yorkshire



RobinJessop



Willow House

Burtersett, Hawes, North Yorkshire, DL8 3PA

A Traditional Five Bedroom Detached Dales House with Garden, Double Garage and Stunning Views

- Traditional Detached Five Bedroom House
- Four Reception Rooms
- Detached Double Garage
- Large Garden With Stunning Panoramic Views
- 1.2 Acres of Land Available by Separate Negotiation
- Guide Price: Offers in Excess of £750,000

SITUATION

Hawes 1 mile. Leyburn 15 miles. Sedbergh 16 miles. Ingleton 17 miles. Kendal 27 miles. Northallerton 34 miles.

Burtersett is a quiet rural village just a short drive from the popular market town of Hawes within the Yorkshire Dales National Park. Hawes offers a range of shops, cafes, and four public houses as well as the famous Wensleydale Creamery.

The location is very accessible on the edge of the A684 making it ideal for commuting. There is also a railway line at Garsdale with regular trains to Leeds and Carlisle

DESCRIPTION

Willow House is a beautiful example of a traditional Dales family home which has retained many of its original features and has a quirky and interesting layout. It stands superbly on the side of the hill and has stunning views of the countryside.

Entry into the property is through a stone-built porch, with a solid wood door. This

leads into an entrance hall which has retained many character features including, a tiled floor, high ceilings with arches, original door architraves and a sweeping stone staircase with a beautifully arched window. There are three reception rooms which are currently used as a living room, sitting room and snug, a separate dining room, kitchen, conservatory, pantry, utility and downstairs cloakroom, all on the ground floor.

The living room has a traditional timber floor and a multi fuel stove which is surrounded by a marble hearth, original picture rails, and views out to the front of the property. A door then leads to a further sitting room which is located to the rear. This room has a tiled floor, picture rail and is dual aspect making it a very light and peaceful room. The snug is off the kitchen and again retains many characterful features which includes a stone flagged floor, multi fuel burner with a wooden beam ingressed into the wall above it, exposed wooden beams in the ceiling and a stone alcove. A door leads into a

sympathetically built conservatory which has exposed stone work and double-glazed windows. It is an ideal location to sit and view the surroundings countryside and enjoy a quiet moment.

The property also benefits from a generous dining room. The views from the window are to the front of the house and there is a large cast iron fire place with marble surround.

The kitchen in the property is of a country-style with a tiled floor, timber units and matching wooden worksurfaces. As with all the rooms in the house, the kitchen is light and airy and is large enough to have a Welsh dresser or a small table. Steps lead up to a utility area which has a Belfast sink and space for a washing machine, and a door to a downstairs cloakroom. The property also benefits from a separate pantry with the original stone cheese shelves. It is a good storage area.

The stone staircase is original, and provides access to the first floor. It is a beautiful feature which is further enhanced by a large arched window which allows the light to flood the property.

The first floor landing highlights the quirkiness of the layout on the upper floor as there are two landings and a small passageway which provide entry to the five bedrooms, study/home office, family bathroom and staircase to the attic room.

The master bedroom is a king size room with plenty of space for additional furniture. It has exposed timber floors and beams to the ceiling, a traditional panelled window seat and an ensuite. The ensuite itself is a generous size and has a timber floor and a four piece white bathroom suite with a shower over the bath. The house has three further double bedrooms and two single bedrooms. Each room has its own unique character, two of the rooms have Victorian style cast iron fireplaces.

The smaller of the upper landings is a very good size and provides access to the smaller double bedroom, family bathroom and stairs to the attic room. It can be segregated for privacy, by the closing of a door, and would make an excellent annexe for visiting relatives. The double bedroom has yet another stunning view of the surrounding hills and fitted wardrobes. The family bathroom is fully tiled with a white suite. The attic room has significant conversion potential. It would make an excellent bedroom or home office whilst still having space for storage, subject to gaining planning permission.

Willow House is accessed via a short driveway which leads to a gravelled area providing parking for at least 3 vehicles and is located at the rear of the property. There is a stone built detached double garage which has power and light and an independent door to allow entry into the front garden, and a large, purpose-built store which is currently used to store logs. The front garden is lawned with a low-level wall allowing you to take in the breathtaking views. To the left-hand side of the property is a high stone wall with a door into the rear garden which would make an ideal vegetable plot. The rear garden is enclosed by a mixture of fencing and dry-stone walls and is lawned with flower beds and shrubs.

Willow House is a fantastic opportunity to own an amazing family home that has retained its original character and which stands superbly with uninterrupted views in the heart of Wensleydale. It is a rare opportunity and we would encourage a viewing to appreciate all that this beautiful property has to offer.

AGENT'S NOTE

An additional grass paddock measuring approximately 1.2 acres is also available by separate negotiation. This is situated immediately adjacent to the property and provides further amenity land if required. Please contact the office for further details.

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.

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.

/// riverbank.skips.vineyard

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.

TENURE

Freehold with vacant possession.

FIXTURES & FITTINGS

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

COUNCIL TAX

Band G.

SERVICES

Mains electricity. Mains water. Mains drainage. Oil central heating.

BROADBAND

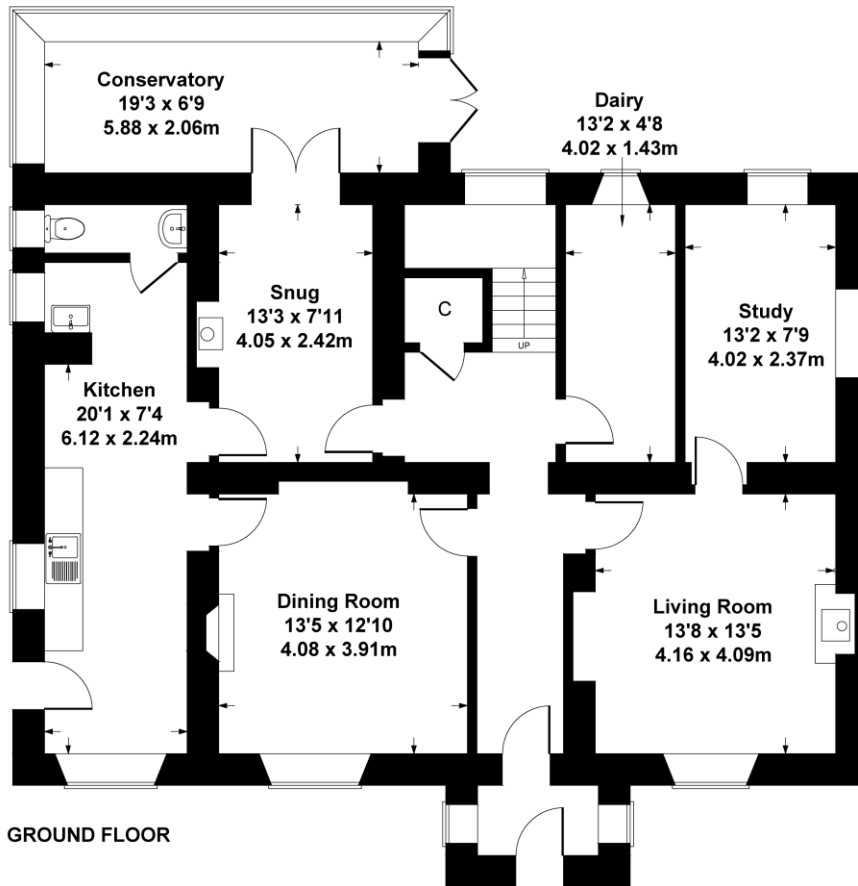
Broadband connection available.



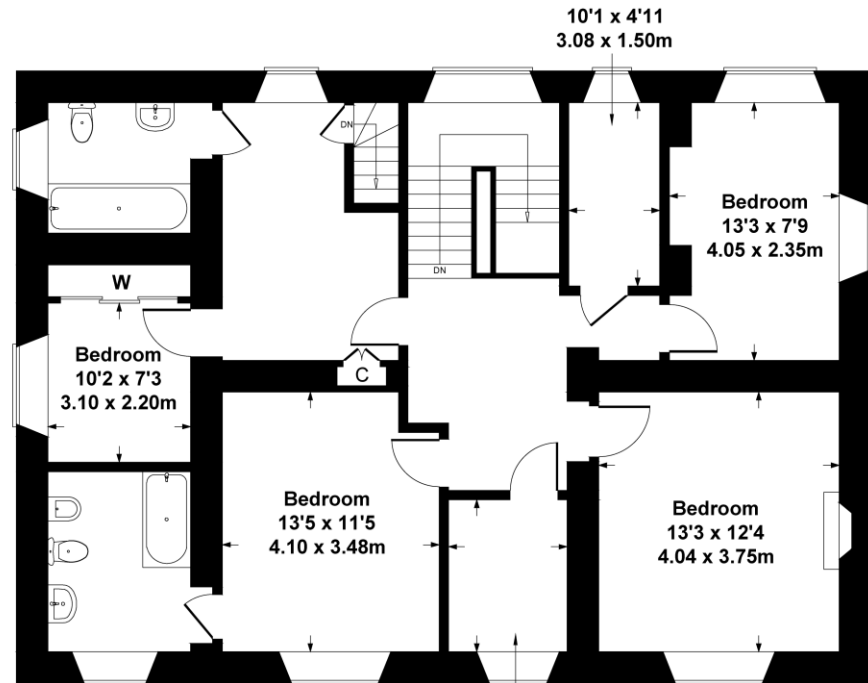


Willow House, Burtersett

Approximate gross internal area 233 sq m - 2508 sq ft



GROUND FLOOR



FIRST FLOOR

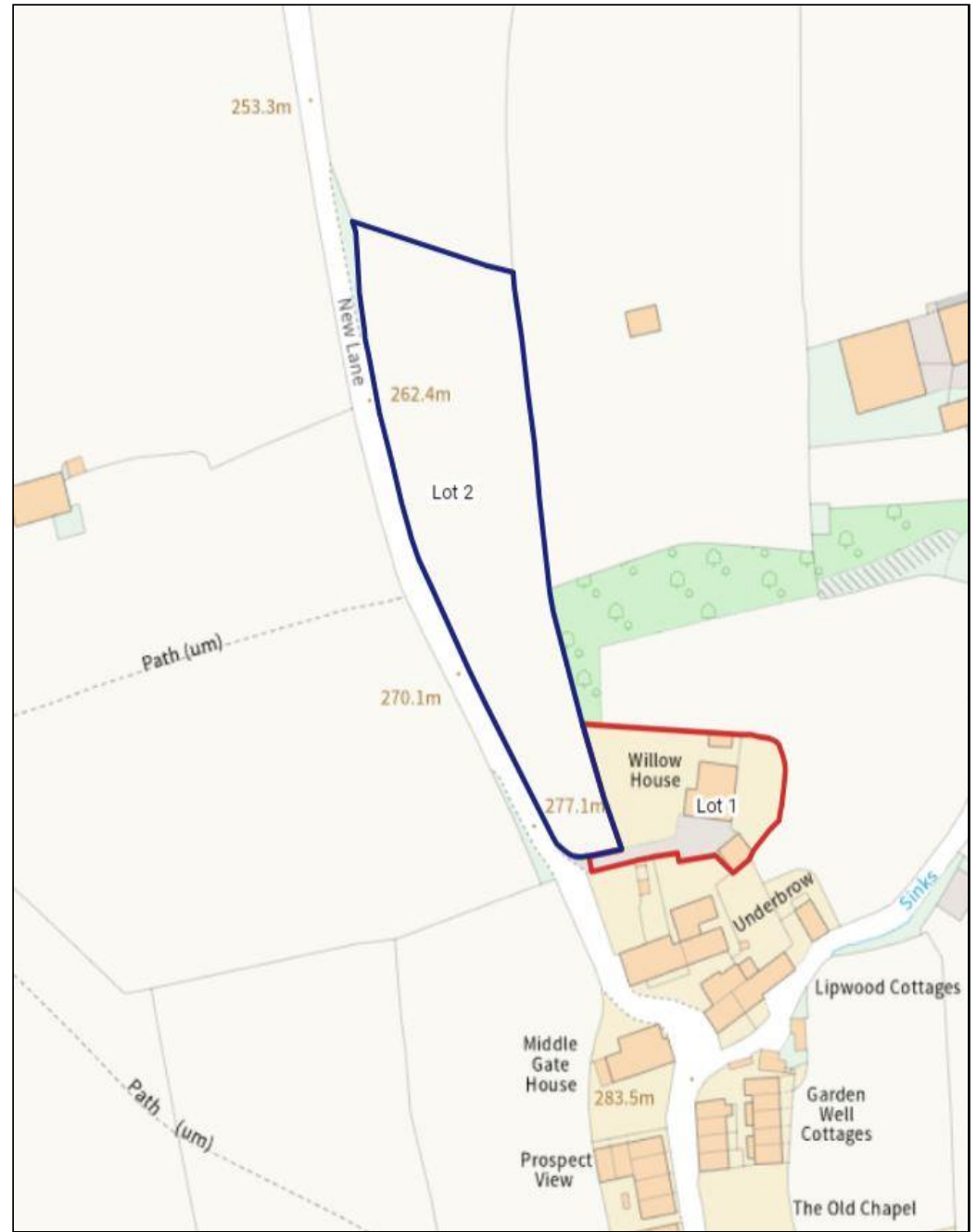
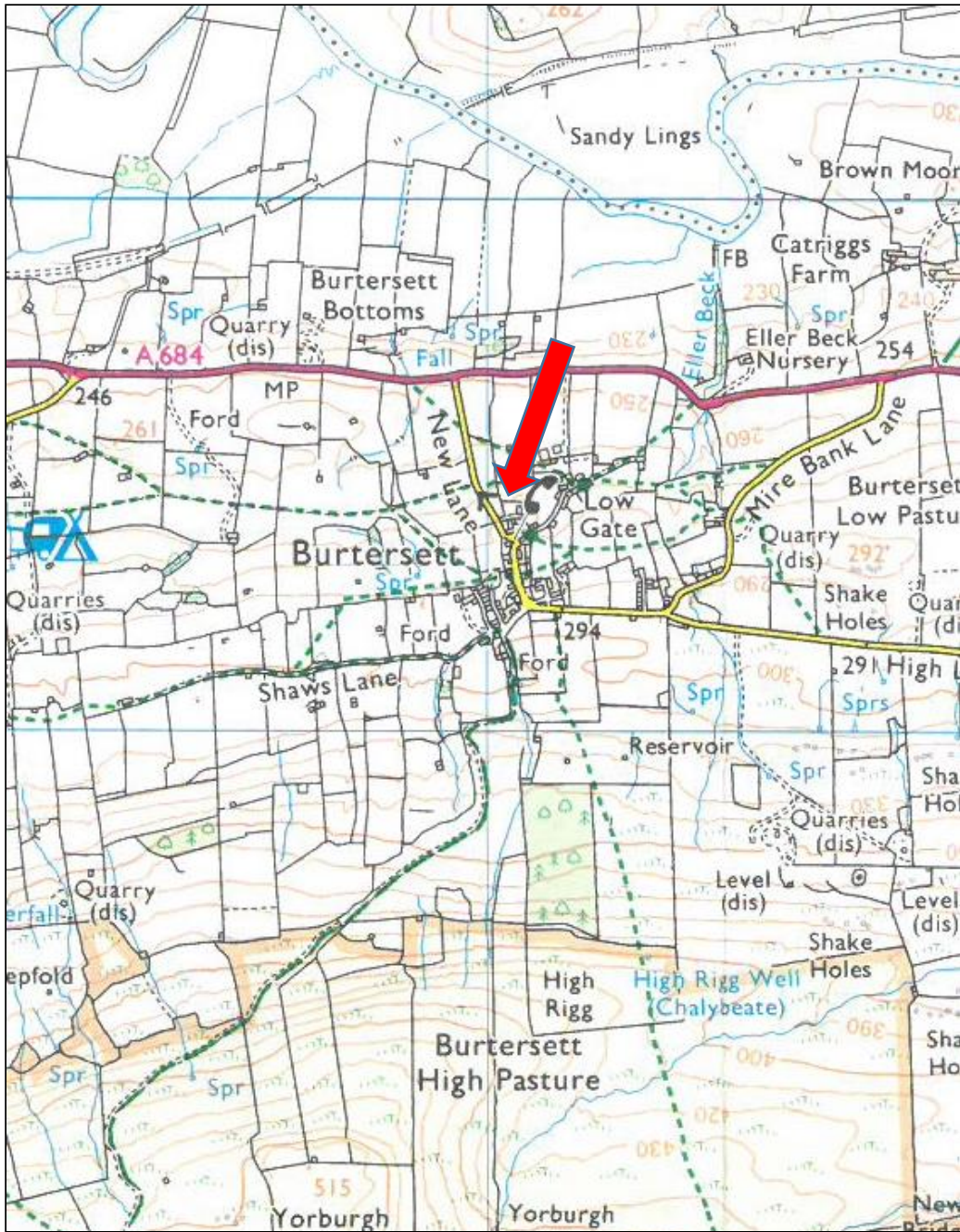
Bedroom
8'0 x 6'3
2.45 x 1.90m

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. 2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		90
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		35
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





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