



Beck View Cottage

Constable Burton, Leyburn, North Yorkshire, DL8 5RG



Robin Jessop

A BEAUTIFULLY PRESENTED CHARACTER COTTAGE IN A SOUGHT-AFTER RURAL VILLAGE LOCATION

- Character Property
- Two Double Bedrooms
- Very Well Presented Throughout
- Attractive South Facing Rear Garden
- Well Positioned Around the Village Green
- Ideal Full Time Home, Second Home & Holiday Let
- Viewing by Appointment Only
- Guide Price: £325,000

SITUATION

Leyburn 3 miles. Bedale 7 miles. Richmond 8 miles. A1(M) 9 miles. Both Leeds Bradford & Newcastle Airports are a one hours drive. (All distances are approximate).

Beck View Cottage is beautifully situated in the accessible village of Constable Burton around the village green. The property enjoys a lovely outlook to the front and rear.

Constable Burton is a popular village on the fringe of the Yorkshire Dales National Park. The village has an active community with village hall and renowned public house with restaurant. The position on the A684 makes commuting to local market towns accessible together with the large centres of Northallerton, Darlington, Harrogate and York which are all within reasonable commuting distance.

DESCRIPTION

Beck View is a very well presented individually appointed character cottage. The property has undergone extensive cosmetic renovation by the current owners in recent years but has maintained many period features throughout, including Victorian shelving and exposed brick surrounds. The property is spacious and light and will appeal to a number of buyers.



Beck View Cottage is entered via a useful entrance hall which leads through into the sitting room, the key feature being the impressive large brick surround with a multi fuel log burning stove, together with a characterful dado rail and views overlooking the village green.

The kitchen/dining room features a good range of wall and base units painted in a subtle olive green, with an oven and hob, a fridge freezer and plumbing for a washing machine. The room is flooded with natural light courtesy of the French doors which lead onto the rear garden. The dining room is also complemented by a log burning stove with a beautiful exposed brick surround.

To the first floor there are two double bedrooms each enjoying a lovely outlook, and a spacious family bathroom with a freestanding roll top bath, WC and wash basin. The landing has been skillfully adapted to incorporate an at home working space which overlooks the village green.

Externally, the property features a south facing landscaped garden, which is stocked with a range of mature hedges, shrubs and flower beds as well as a number of seating areas to admire the countryside setting.

There is on street parking available to the front of the property.

Overall, Beck View Cottage would make an excellent family home, second home or holiday let. Viewing is strongly advised.

GENERAL REMARKS & STIPULATIONS

VIEWING

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

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.

[///flotation.issues.speeches](#)

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.

FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band C.

ENERGY PERFORMANCE CERTIFICATE

Current Energy Rating – 53 – E

Potential Energy Rating – 90 - B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

SERVICES

Mains electricity. Mains water. Mains drainage. Electric Heating. High speed broadband connection available. Double Glazed.

LOCAL AUTHORITY

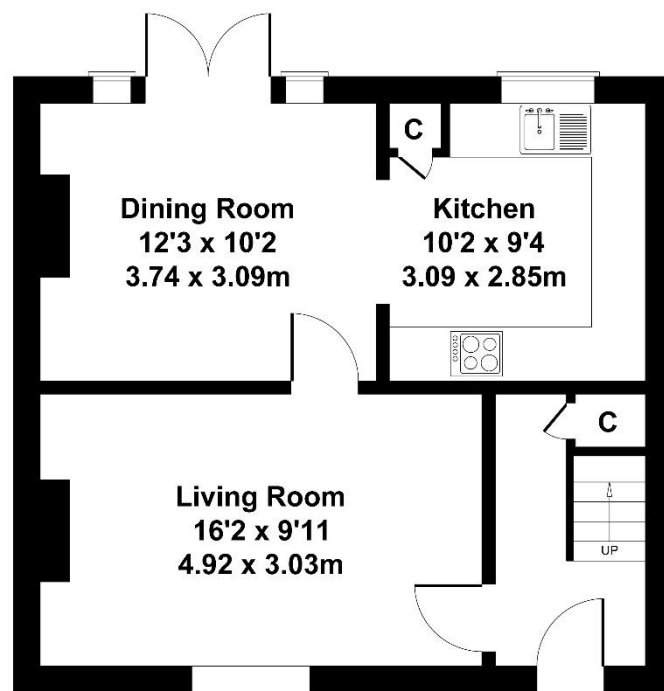
North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD Tel: 01609 780780



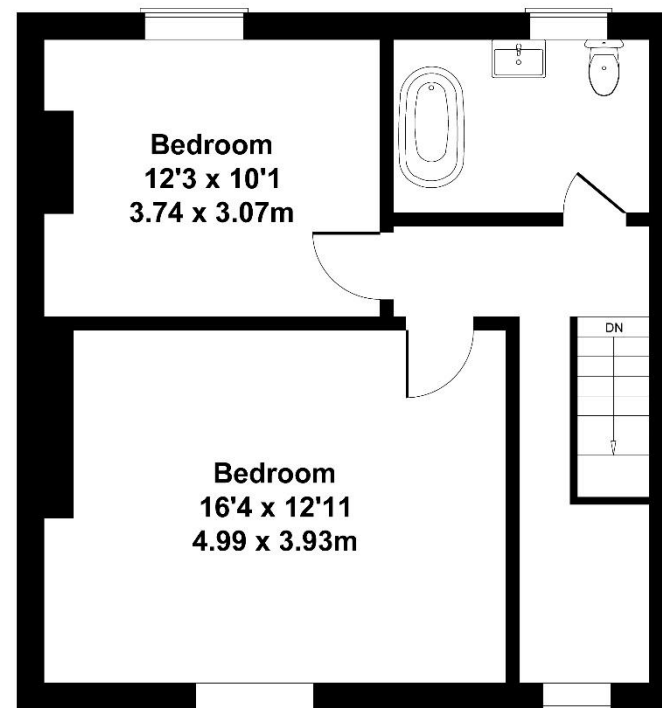
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Approximate gross internal area

91 sq m - 980 sq ft



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. 2025

