



Dere View

Burneston, Bedale, North Yorkshire, DL8 2JE



Robin Jessop

A DETACHED ENERGY EFFICIENT FAMILY HOME WITH OPEN PLAN LIVING SET IN A POPULAR VILLAGE LOCATION

- Detached Family Home
- Four Double Bedrooms
- Modern Open Plan Accommodation
- Energy Efficient Design
- Detached Double Garage
- Wraparound Garden
- Off Road Parking
- Stunning Views Over the Open Countryside
- Viewing by Appointment Only
- Guide Price: £650,000

SITUATION

Bedale 3 miles, Thirsk 8 miles, Northallerton 8 miles, Ripon 12 miles (All distances are approximate)

Dere View is beautifully positioned on the edge of the popular village of Burneston, offering the best of both seclusion and community. The village lies close to the attractive market town of Bedale, which provides a full range of local amenities including shops, chemists, a post office, and Leisure Centre. Bedale is a vibrant town, also known for its selection of public houses, cafes, supermarkets and its popular weekly Tuesday Market.

The property enjoys a peaceful and private setting while remaining easily accessible, with excellent transport links to York, the A19, and the A1. Its edge-of-village position offers a rare combination of rural tranquility and convenient access to nearby services and amenities.

DESCRIPTION

Dere View is a fantastic energy efficient family home which was built in 2017. The property has been thoughtfully designed to maximise natural light, space and sustainability. The property offers versatile and stylish accommodation ideal for modern living.

The property is entered into via a welcoming entrance hall and useful utility which provides additional storage as well as a kitchen sink with drainer and plumbing for a washing machine. Along the hallway is a downstairs W.C.



Through to the heart of the home is a spacious open-plan kitchen/diner and living area, beautifully finished with sleek white gloss units, marble-effect worktops, a large island, and a range of integrated appliances, including an oven, dishwasher, warming drawer, microwave combination oven and induction hob. Just off the kitchen is a further room, which lends itself perfectly to use as a butler's pantry or home office.

The bright, dual-aspect design is complemented by a modern log burning stove, stone-flagged flooring with underfloor heating, and French doors opening onto the front patio, creating an inviting and functional living space, perfect for entertaining all year round.

Off the kitchen, is a downstairs bedroom which has the benefit of an en-suite shower room. The room is also complemented by built in floor sockets and direct access to the garden from the patio doors. The room is currently used as a home office but would also make a fantastic study, nursery or bedroom.

The oak staircase leads to the first floor, where there is a beautiful mezzanine snug area, perfectly positioned to take in the far-reaching views of the open countryside and beyond.

The first floor also extends to three double bedrooms, one of which benefits from an en-suite shower room and walk in wardrobe. The family bathroom comprises a W.C, wash basin, bath and standalone shower.

Externally, the property enjoys a beautifully landscaped garden, complete with raised beds, vegetable plot, and a greenhouse, a haven for keen gardeners. A detached, brick-built double garage with electric doors features a useful mezzanine storage level and is fully serviced with water and electricity, which also offers excellent potential for conversion into a home office or similar use, subject to the necessary planning consents.

To the side and rear of the property, a generous gravel driveway provides ample parking for several vehicles.

Designed with sustainability at its core, the property boasts triple-glazed windows, a heat recovery ventilation system, an air source heat pump, and a 3.5kW solar panel array with feed-in tariff until the 21st June 2038.

With an A rated EPC, it combines comfort, style, and environmental performance, making it both future-proof and cost-effective to run. Viewing is strongly recommended.

GENERAL REMARKS & STIPULATIONS

VIEWING

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

OFFERS

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



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.
///grinning.shred.pops

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band F.

SERVICES

Mains electricity. Mains Water. Mains Drainage. Air Source Heat Pump. Triple Glazed. Solar Panels.

EPC

Current Rating – 98 (A)

Potential Rating – 110 (A)

Score	Energy rating	Current	Potential
92+	A	98 A	110 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

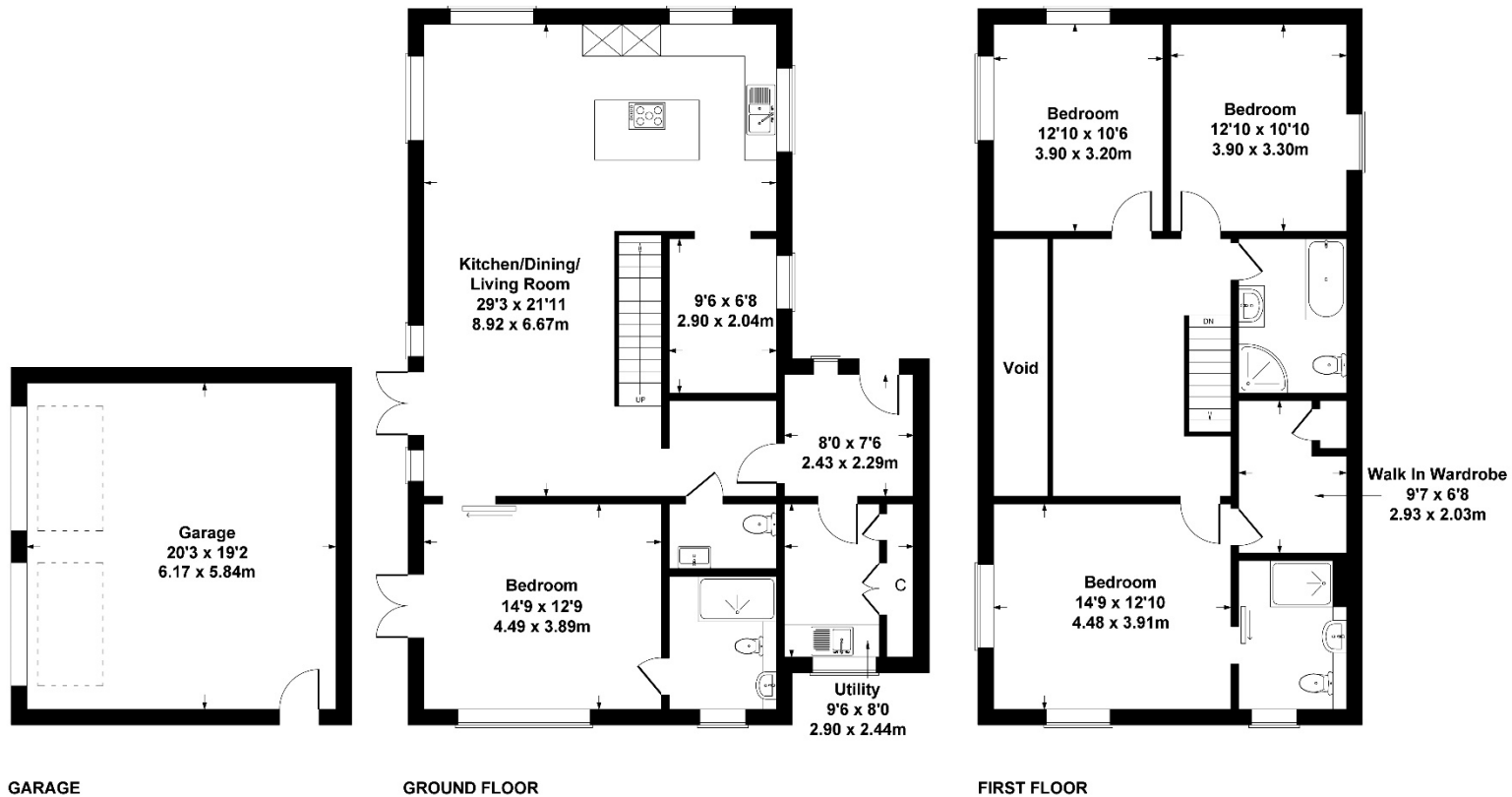
LOCAL AUTHORITY

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



Dere View, Burneston

Approximate gross internal area
House 187 sq m - 2013 sq ft
Garage 36 sq m - 388 sq ft
Total 223 sq m - 2401 sq ft



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

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