



Moorside

West Burton, Leyburn, North Yorkshire, DL8 4JW



Robin Jessop

A SUBSTANTIAL STONE BUILT CHARACTER PROPERTY WITH DETACHED BARN, STUDIO, GARDENS & LAND IN A POPULAR VILLAGE LOCATION

- Stone Built Character Property with Potential
- Two Reception Rooms & Three/Four Double Bedrooms
- Requires Updating Throughout
- Detached Two Storey Barn & Former Workshop
- Single Storey Barn
- Pretty Rear Gardens
- Grass Paddock Extending to 0.25 Acre
- Idyllic Location Overlooking Village Green
- Potential Lifestyle Business Opportunity
- Chain Free
- **Guide Price: £575,000**

SITUATION

Leyburn 8 Miles. Hawes 11 miles. Bedale 18 miles. Northallerton 26 miles. Skipton 27 miles. Leeds Bradford, Newcastle International and Teesside International Airports are both approximately a 90-minute drive. Garsdale train station is a 45-minute drive.

West Burton is a renowned Dales village with Village Store, Public House, 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. The property is situated around West Burton village green and enjoys a very pleasant outlook. The area is very popular for walking and outdoor pursuits with the nearby Cauldron Falls is a short walk from the property.



DESCRIPTION

Moorside is an attractive stone-built character property with huge potential in the popular village of West Burton. The property does require updating throughout and has previously been used as a pottery and shop. It offers spacious and flexible accommodation which is complemented by useful outbuildings offering excellent potential as a family home or live-work unit.

The property is entered into via a useful entrance hall from where there is a door out to the rear and ample storage cupboards. Leading through to the rear of the property is the kitchen diner which is fitted with solid pine units and benefits from a separate traditional pantry with stone shelving. To the front of the property are the two reception rooms, each with windows and working shutters overlooking the village green.

The first floor is accessed via an impressive turned, stone staircase and there are three double bedrooms, each with a pleasant outlook. There is also a large bathroom with WC, a hand wash basin and a bath with shower over.

Accessed via the entrance hall is a further potential bedroom and a box room. This has previously been used as storage but could be readily converted to use as a further bedroom or home office if required.

Externally the property is complemented by substantial rear gardens with various areas of flower beds, lawn, patio and rockery areas which are all enclosed by walled boundaries. There is also a useful grass paddock at the rear which offers excellent views of the village which would be great for additional garden or tree planting.

The property benefits from having a detached, two-storey stone barn which was previously used as a workshop and offers excellent potential. This comprises of two ground floor rooms with a separate cloakroom and an open plan first floor room overlooking the gardens. This offers potential as an annexe, holiday let or home office if required (subject to obtaining the necessary planning consents). There is also a single-storey former workshop which makes excellent storage.

Overall, Moorside would make an excellent family home and offers a rare opportunity to purchase a stone-built property with a useful range of outbuildings and gardens with further potential.

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 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

///crumble.alternate.solve

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. Air source heating for the house. The barn has oil fired central heating. Broadband connection available.

LOCAL AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD

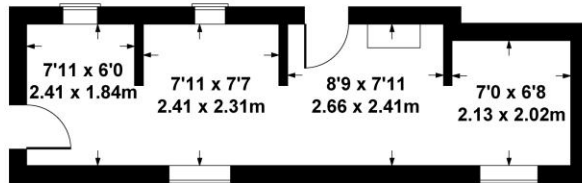
LOCAL PLANNING AUTHORITY

Yorkshire Dales National Park Authority. Yoredale. Bainbridge.

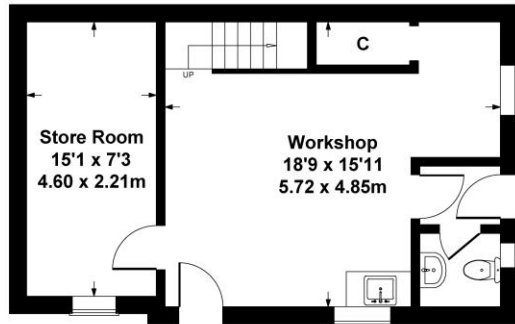


Moorside, West Burton

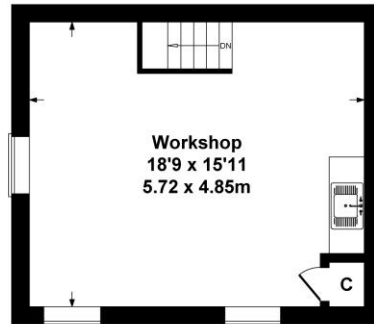
Approximate gross internal area
House 199 sq m - 2142 sq ft
Workshop 88 sq m - 947 sq ft
Total 287 sq m - 3089 sq ft



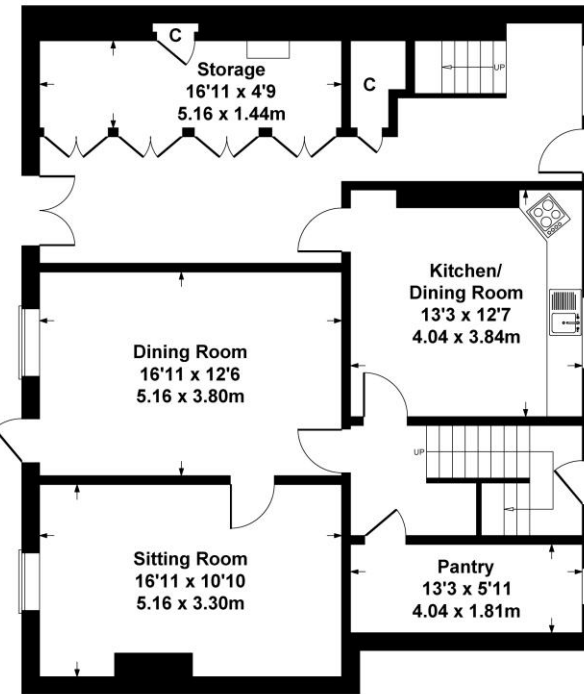
WORKSHOP/STORE



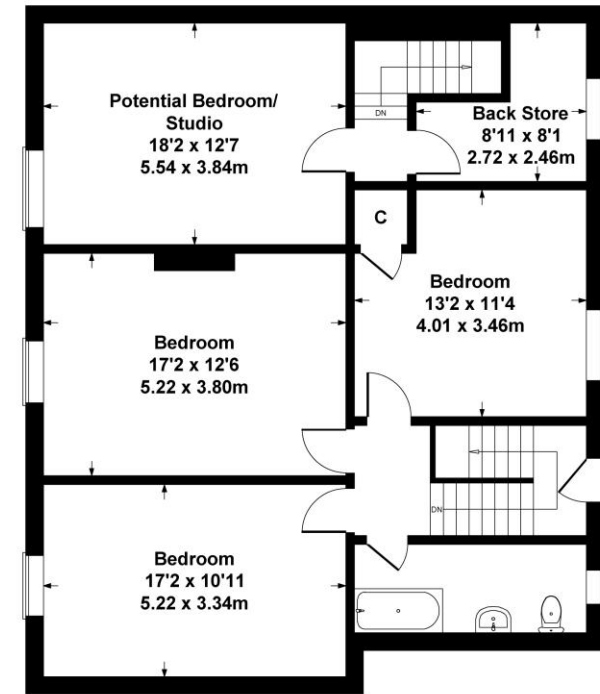
WORKSHOP GROUND FLOOR



WORKSHOP FIRST FLOOR



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. 2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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