J.R. HOPPER & Co. Est. 1886



WEST BURTON • DL8 4JW

Cherry Tree Cottage

Guide Price £240,000 - £265,000

2 | F

AT A GLANCE

- Beautiful Dales Cottage
- 2 Double Bedrooms
- First Floor Lounge with Views
- Modern Kitchen
- Bathroom
- Modern Electric Heating & Double Glazed Windows
- Low Maintenance Patio Garden
- Parking
- Sought-After Village Location
- No Onward Chain

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THE PROPERTY

Beautiful Dales Cottage

Nestled just off the picturesque village green in the highly sought-after village of West Burton, Cherry Tree Cottage is a charming and characterful home offering a perfect blend of traditional appeal and modern comfort.

West Burton is widely regarded as one of the most desirable villages in Wensleydale, famed for its beautiful protected green, stunning waterfalls, and breath-taking views across the Yorkshire Dales. The village boasts a thriving community and excellent local amenities including the village hall, traditional pub, butchers, and a variety of independent businesses. The popular market towns of Hawes and Leyburn are both approximately 8 miles away.

The property itself is an attractive "upside-down" house, thoughtfully designed to maximise light and views. The ground floor comprises two well-proportioned double bedrooms and a family bathroom. To the first floor, a bright and spacious lounge leads through to a well-appointed kitchen diner, creating an ideal space for both relaxing and entertaining.

Additional benefits include modern electric heating and double glazing throughout.

Externally, the property enjoys a delightful enclosed patio garden, perfectly positioned as a suntrap and enhanced by raised flower beds and mature shrubs. A useful attached lean-to storage shed with power and lighting provides practical additional space. The cottage also benefits from private off-street parking for one vehicle, alongside ample safe on-street parking adjacent to the village green.

Cherry Tree Cottage presents an excellent opportunity to acquire a charming home in an idyllic Dales setting, ideal as a permanent residence, holiday retreat, or investment property.

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2 Double Bedrooms

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Registered Office: Hall House, Woodhall, DL8 3LB. Directors: L.B. Carlisle, E.J. Carlisle.

GALLERY

Every room, inside and out



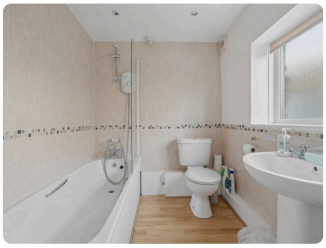











Produced 24 October 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy of all information.

GALLERY









REQUEST THE VIDEO VIEWING

Interest piqued? Here's what's next.

Photographs got you this far — we picked them so they would. Our private video viewings take you further: one of our viewers will walk and talk you through Cherry Tree Cottage properly, inside and out, room by room, pointing out every feature and every issue as they go.

Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.

ASK FOR THE
VIDEO VIEWING

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THE ACCOMMODATION

A room-by-room schedule

Set out floor by floor, as a plan would read it — from the entrance hall through to the gardens beyond.

01 GROUND FLOOR

Entrance Hall

Light entrance hall. Fitted carpet. Modern electric heater. Storage cupboard.

Bedroom 1

Large Double Bedroom. Fitted carpet. Modern electric heater. Understairs storage. Built in cupboard. Window to side overlooking garden.

Bedroom 2

Good double bedroom. Fitted carpet. Consumer unit. Washbasin. Modern electric heater. Windows to front and side.

Bathroom

Vinyl flooring. Heated towel rail. Partially tiled walls. Bath with shower over. WC. Washbasin. Mirror with light. Extractor fan. Frosted window to front.

02 FIRST FLOOR

Sitting Room

Spacious light living room. Fitted carpet. Modern electric heater. Open fire, with wooden surround. Cupboard housing hot water cylinder. Storage cupboard. Window to front and window to side with views to the fields.

Dining Kitchen

Modern kitchen with laminate wood flooring and panelled ceiling. Modern electric heater. Good range of wall and base units. Integrated washing machine. Integrated dishwasher. Electric oven. Ceramic hob. Extractor fan. Stainless steel sink and drainer. Windows to front and side.

03 OUTSIDE

Garden

South facing and low maintenance, enclosed stone flagged patio garden. Raised flower beds. Well established plants and shrubs.

Parking

Private parking for 1 car. Ample on street parking around the village.

Lean To Shed

Useful stone build storage shed with power and light. Window to garden.

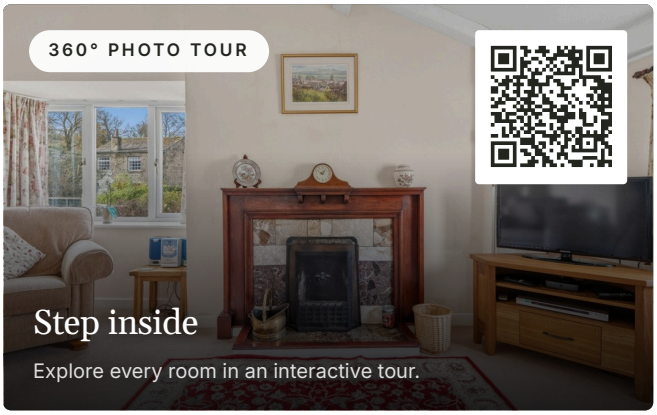
> *“First Floor Lounge with Views*

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ONLINE ONLY

There's more on the website

Tours, video and paperwork don't fit on paper. Point your phone's camera at a code — or tap it, if you're reading this on a screen.



DOCUMENTS & LINKS

EPC - 23rd November 2016

PDF · 0.10 MB

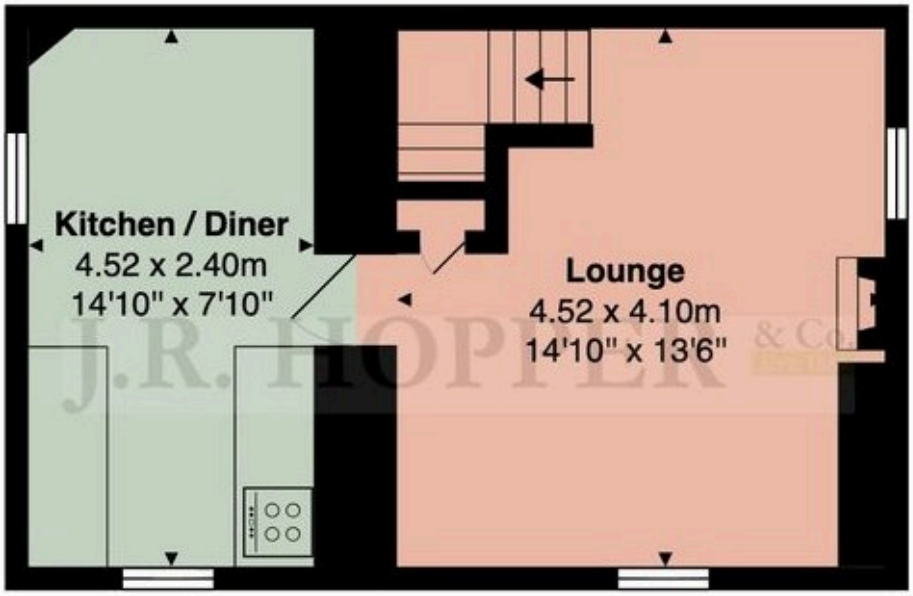
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Modern Kitchen

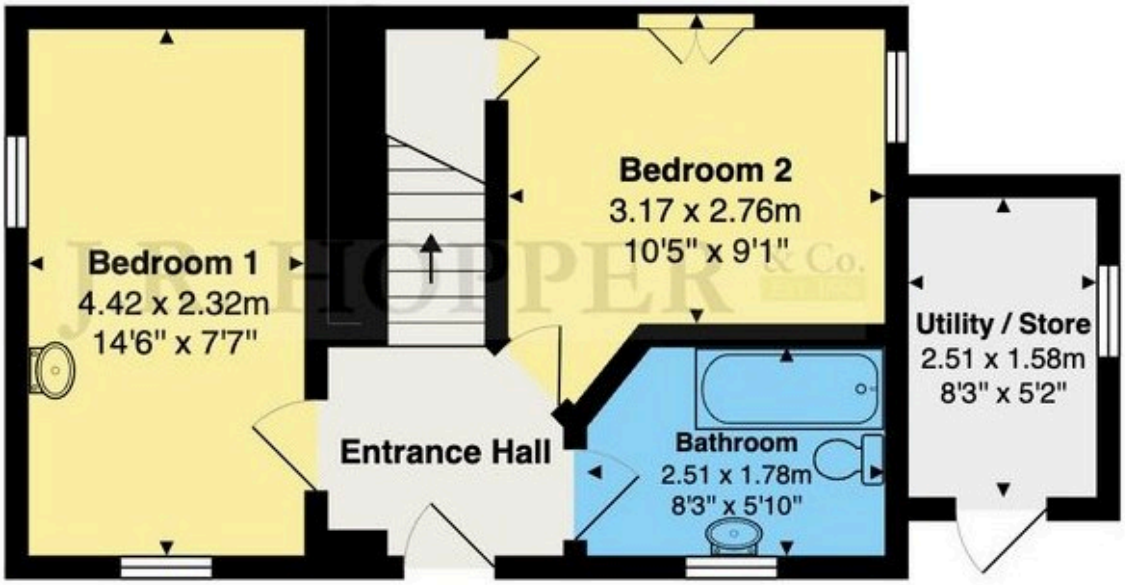
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Cherry Tree Cottage, Front Nook, Leyburn DL8 4JW

Total Area: 67.2 m² ... 723 ft²



First Floor



Ground Floor

Floor plan produced for J.R. Hopper & Co by Abide Studios.
All measurements, floor areas, openings and orientations are approximate and provided for illustrative purposes only.
The plan is not to scale and has been prepared solely for marketing purposes.
Interested parties should make their own enquiries and rely on their own inspection as to its accuracy.

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