J.R. HOPPER & Co. Est. 1886



WEST BURTON • DL8 4JS

The Garth

Guide Price £685,000 - £715,000

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AT A GLANCE

- Superb Detached Property
- Edge Of Village Location
- Excellent Holiday Let Business With 2 Holiday Apartments
- Flexible Layout
- 4 En Suite Bedrooms
- Good Owners Accommodation
- Utility Room & Boot Room/ Drying Room
- Large Lawn Garden & Sheds
- Ample Parking
- Great Lifestyle Business Opportunity, Family Home Or Multi-generational Living

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THE PROPERTY

Superb Detached Property

West Burton is a very desirable village within the Yorkshire Dales National Park due to its stunning surroundings of rolling hills, fields and its waterfall.

While only being 9 miles from the nearest towns of Hawes and Leyburn, there is a large village green and has a lovely sense of community with a range of different clubs, the village also has a pub, shop, butchers, and a tearoom.

The property is currently running with two very successful holiday apartments and offers a flexible layout which could easily suit varied uses.

The current owners have been running the business successfully since 2014 and are now planning to retire. The apartments are let well through 'Country Hideaways' and the owners own website www.garthwestburton.co.uk. The apartments are awarded 4* gold.

The main house has a beautiful entrance hall with good work from home space and cloakroom. There is an open plan dining lounge with wood burning stove and a conservatory added to the rear. The kitchen has been well fitted with integrated appliances and access to the utility room and boot/drying room. Upstairs, in the main house, are two good, double bedrooms, both with en-suites and lovely views. The second bedroom can be blocked off allowing overflow for Bridge View Cottage or accommodation to the main house.

Beckside Cottage is a ground floor apartment independent to the main house. The living accommodation is modern and well thought-out. The sitting room is open plan to the well-equipped dining kitchen, there is a large en-suite bedroom with access to a private patio space. This apartment can access the utility and boot/drying room.

Bridge View is a first-floor apartment and is bright and spacious. There is a lovely East facing sitting room with wood burning stove, which is open to the kitchen and a spacious, en-suite double bedroom to the rear. This apartment can be let with either one or two double bedrooms, having the option of accessing the second bedroom in the main house.

Outside, the property sits in a generous plot. To the front is mainly gravel parking and turning space for several vehicles, screened by a dry-stone wall and hedging. To the side and rear the gardens have been designed to be low maintenance with a good lawn with flower beds and mature trees. There is stone built garden shed, summer house and green house and storage for the wood pellets and biomass boiler.

The Garth is a superb opportunity to have a lifestyle business in an idyllic location within the Yorkshire Dales National Park. This property would also lend itself to being a large family home and great for multi-generational living.

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Edge Of Village Location

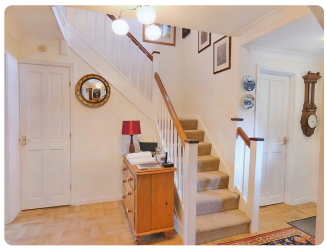
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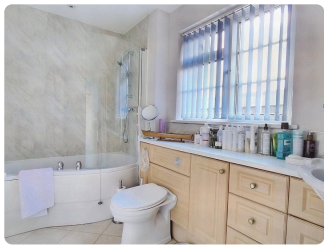
GALLERY

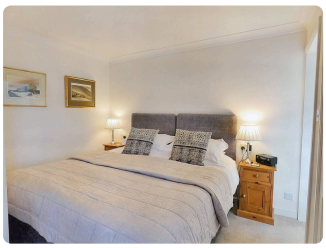
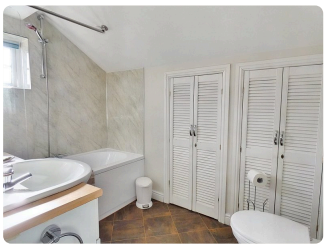
Every room, inside and out










Produced 12 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


















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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 MAIN HOUSE - GROUND FLOOR

Entrance Hall

Lovely entrance hall. Karndean parquet style flooring. Coved ceiling. Turned staircase. Understairs cupboard. Window to the front and front door.

Cloakroom

Karndean parquet style flooring. WC. Wash basin. Radiator. Frosted window to the front.

Study

Ideal work from home space/study. Karndean parquet style flooring. Coved ceiling. Radiator. Window to the front.

Open Plan Living Space

Open plan 'L' shape dining/sitting room. Fitted carpet. Coved ceiling. Large stone fireplace with wood burning stove. 2 Radiators. Windows to the front and double doors to the kitchen and conservatory.

Conservatory

Tiled flooring. Radiator. Windows and door over looking the rear gardens.

Kitchen

Spacious, well fitted kitchen. Vinyl flooring. Ceiling downlights. Excellent range of wall and base units with solid woodwork surfaces. Integrated dishwasher. Space for LPG range cooker.

Utility Room

Ceramic flooring. Ceiling down lights. Radiator. Belfast sink. Stable door to rear garden. (access in to Beckside Cottage)

Boot Room/Drying Room

Fitted carpet. Coved ceiling. Laundry maid. Bio-mass boiler. Plumbing for washing machine and tumble dryer. Radiator. Window to the rear garden.

Main House - First Floor

Landing | Fitted carpet. Turned staircase. Airing cupboard. Loft access to a partially boarded loft with ladder. Window to the front.

Bedroom One

Large, en suite double bedroom. Fitted carpet. Coved ceiling. Fitted bedroom furniture. Windows to the front and rear with a lovely outlook.

En Suite

Vinyl flooring. Ceiling downlights. Bath with shower over. WC. Wash basin set in vanity unit. Heated towel rail. Window to the rear with open views.

Bedroom Two

This can be flexible, used by the main house or apartment. Good double bedroom. Fitted carpet. Coved ceiling. Fitted bedroom furniture. TV point. Radiator. Window to the front with a lovely outlook. Ensuite | Vinyl flooring. Ceiling down lights. WC. Shower cubicle. Wash basin set in vanity unit. Shaver point. Frosted window to the rear.

Beckside Cottage - Ground floor

Accessed independently via patio doors.

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THE ACCOMMODATION

01 MAIN HOUSE - GROUND FLOOR

Dining Kitchen

Vinyl flooring. Coved ceiling. Well fitted wall and base unit with integrated electric oven, hob and extractor, slimline dishwasher, microwave, fridge and pantry style cupboard. 1 1/2 bowl sink unit. Radiator. Patio doors to the front.

Sitting Room

East facing sitting room. Fitted carpet. Coved ceiling. Radiator. TV point. Woodburning stove. Window to the east with a pleasant outlook.

Bedroom

Good, double bedroom. Fitted carpet. Coved ceiling. Radiator. TV point. Window and door to the side patio.

En Suite

Vinyl flooring. Bath with shower over. WC. Wash basin set in vanity unit. Extractor fan. Frosted window to the rear.

Patio Garden

Beckside Cottage has access to an enclosed, private patio garden.

Entrance Hall

Lovely entrance hall. Karndean parquet style flooring. Coved ceiling. Turned staircase. Understairs cupboard. Window to the front and front door.

Cloakroom

Karndean parquet style flooring. WC. Wash basin. Radiator. Frosted window to the front.

Study

Ideal work from home space/study. Karndean parquet style flooring. Coved ceiling. Radiator. Window to the front.

Open Plan Living Space

Open plan 'L' shape dining/sitting room. Fitted carpet. Coved ceiling. Large stone fireplace with wood burning stove. 2 Radiators. Windows to the front and double doors to the kitchen and conservatory.

Conservatory

Tiled flooring. Radiator. Windows and door over looking the rear gardens.

Kitchen

Spacious, well fitted kitchen. Vinyl flooring. Ceiling downlights. Excellent range of wall and base units with solid woodwork surfaces. Integrated dishwasher. Space for LPG range cooker.

Utility Room

Ceramic flooring. Ceiling down lights. Radiator. Belfast sink. Stable door to rear garden. (access in to Beckside Cottage)

Boot Room/Drying Room

Fitted carpet. Coved ceiling. Laundry maid. Bio-mass boiler. Plumbing for washing machine and tumble dryer. Radiator. Window to the rear garden.

02 MAIN HOUSE - FIRST FLOOR

Landing

Fitted carpet. Turned staircase. Airing cupboard. Loft access to a partially boarded loft with ladder. Window to the front.

> *Excellent Holiday Let Business With 2 Holiday Apartments*

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02 MAIN HOUSE - FIRST FLOOR

Bedroom One

Large, en suite double bedroom. Fitted carpet. Coved ceiling. Fitted bedroom furniture. Windows to the front and rear with a lovely outlook. Ensuite | Vinyl flooring. Ceiling downlights. Bath with shower over. WC. Wash basin set in vanity unit. Heated towel rail. Window to the rear with open views.

Bedroom Two

This can be flexible, used by the main house or apartment. Good double bedroom. Fitted carpet. Coved ceiling. Fitted bedroom furniture. TV point. Radiator. Window to the front with a lovely outlook. Ensuite | Vinyl flooring. Ceiling down lights. WC. Shower cubicle. Wash basin set in vanity unit. Shaver point. Frosted window to the rear.

Beckside Cottage - Ground floor

Accessed independently via patio doors.

Dining Kitchen

Vinyl flooring. Coved ceiling. Well fitted wall and base unit with integrated electric oven, hob and extractor, slimline dishwasher, microwave, fridge and pantry style cupboard. 1 1/2 bowl sink unit. Radiator. Patio doors to the front.

Bedroom

Good, double bedroom. Fitted carpet. Coved ceiling. Radiator. TV point. Window and door to the side patio.

En Suite

Vinyl flooring. Bath with shower over. WC. Wash basin set in vanity unit. Extractor fan. Frosted window to the rear.

Patio Garden

Beckside Cottage has access to an enclosed, private patio garden.

Bridge View Cottage- Ground floor

Accessed independently at covered entrance.

Entrance

At ground floor level. Radiator. Coat hooks. Staircase. Front door.

Sitting Room

Lovely, East facing room. Fitted carpet. Coved ceiling. 2 Radiators. Wood burning stove. Windows to the front overlooking the pack horse bridge.

Kitchen

Modern fitted kitchen. Laminate flooring. Ceiling downlights. Integrated appliances include oven, hob, dishwasher and microwave. Stainless steel sink unit. Heater towel rail. Window to the side.

Bedroom

Large, rear double bedroom. Fitted carpet. Coved ceiling. TV point. Radiator. Walk in wardrobe/ store room. window to the rear with views over open fields.

Ensuite

Vinyl flooring. Ceiling downlights. Bath with shower over. WC. Wash basin set in vanity unit. Eaves storage. Heated towel rail. Extractor fan. Window to the side.

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Flexible Layout

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THE ACCOMMODATION

02 MAIN HOUSE - FIRST FLOOR

Bedroom

Additional en suite bedroom can be let using 'Main House Bedroom 2'.

03 OUTSIDE

Front

To the front is a large gravel parking and turning area with parking for 5+ vehicles. Screened by dry stone wall and hedging.

Side & Rear Garden

Lawn garden to the side and rear, intentionally low maintenance with a good size lawn, well stocked flower beds and mature trees. There is a green house and stone built garden shed. Immediately to the rear of the conservatory is a sun trap patio with summer house. There is also a modern shed housing wood pellets for the biomass boiler.

04 AGENTS NOTES

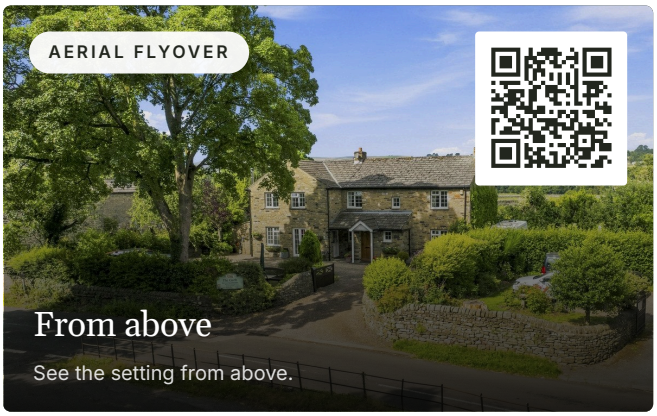
Services

Mains electric, water and drainage. Bio mass boiler currently receives RHI payment for the next 15 years. Details available by request. All fixtures, fittings and contents of the holiday lets along with the website and bookings are included within the sale.

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 - 21st March 2024

PDF · 0.09 MB

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4 En Suite Bedrooms

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 The Garth 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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Approx Gross Internal Area
232 sq m / 2493 sq ft



Ground Floor
Approx 126 sq m / 1354 sq ft

First Floor
Approx 106 sq m / 1139 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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