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North Yorkshire  
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**J.R. HOPPER** & Co.  
Est. 1886

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*"For Sales In The Dales"*



## School House, West Burton

- Beautiful Property In Sought After Village
- High Quality Fixtures & Fittings
- 3 Double Bedrooms
- Kitchen Diner • Utility Room
- Spacious Lounge
- Sunroom With Bi-Folding Doors
- House Bathroom • Ground Floor Shower Room
- Oil Central Heating • Double Glazing
- New Worcester Bosch Boiler
- Lovely Rear Garden
- Picturesque Village Green Location

Postcode: **DL8 4JY**

Tenure: **Freehold**

Council Tax Band: **E**

Energy Efficiency Band: **E**

Local & Planning Authority:  
**North Yorkshire Council**

**Guide Price: £500,000 - £550,000**



School House is a beautifully presented 3 bedoomed Property, situated on the picturesque village green, in the sought after village of West Burton.

West Burton is one of the most sought-after villages in Wensleydale with its beautiful, protected village green, waterfalls and superb views to the hills and Dales. It has an active community, retaining a primary school, village hall, shop and tearoom, pub, butchers & a number of small businesses. The market towns of Hawes & Leyburn are approximately 8 miles away in either direction.

This attractive South facing cottage is deceptively spacious and offers a wealth of charm and character throughout. The property benefits from double glazed sash windows, it is heated by oil central heating. There has been a new Worcester Bosch boiler installed within the last 12 months.

The ground floor is generous and boasts a modern kitchen diner and spacious lounge, both with lovely views stretching across the green and hills beyond. There is also a utility room, home study area, shower room and beautiful sunroom with bi-fold doors leading to the rear garden. The main staircase leads to the front double bedrooms, both light and spacious, with stunning views across the green and hills. There is also a modern house bathroom. The back staircase takes you to the third spacious double bedroom, which also offers lovely views down the village.

Externally, to the rear of the property, there is an enclosed garden, with a lawned garden, two suntrap patio areas, both which are bordered with flowerbeds and mature shrubs. To the side of the property, there is a flagged pathway, with raised flowerbeds, and an area to store bins. There is also a lovely summer house currently used as a bar with power and light, offering fantastic views.

The boundary of the property is the front of the house and there is also ample street parking around the village green.

### Ground Floor

**Entrance Porch** Useful porch for coats and boots. Tiled floor. Door to kitchen.

**Kitchen / Diner** Modern kitchen with soft closing drawers and cupboards. Integrated NEFF dishwasher and fridge. Electric Rangemaster double oven, with ceramic hob and extractor hood. Belfast sink. Boiling water tap. Waste disposal. Heated towel rail. 2 Windows to the front, overlooking the village green.

Dining area, with fitted carpet. Radiator.

**Hallway** Fitted carpet. Radiator. Built in cupboard, housing oil central heating boiler. Spacious understairs cupboard and smaller built in storage cupboards. Steps up to the upper hallway. Staircase to bedrooms 2, 3 and bathroom.

**Lounge** Spacious light lounge. Fitted carpet. Coved ceiling. Multi-fuel stove with feature wooden mantel. 2 radiators, one with bespoke wooden cover. TV point. Satellite point. Bay Window to the front, with lovely views overlooking the village green.

**Inner Hallway** Leading into the Sunroom, this area would make an ideal home study. Radiator. Door to side garden. Door to rear hallway.

**Utility Room** Vinyl flooring. Wall and base units with space and plumbing for washing machine and upright fridge/freezer. Belfast sink. Consumer unit.

**Shower Room** Modern shower room. Tiled floor. Shower. WC. Wash basin sat in alcove. Bidet. Extractor fan. Heated towel rail.

**Garden Room** Lovely light room with high pitch ceiling and exposed beams. Tiled floor and electric underfloor heating. Vertical radiator. Perfect dining area. 2 Velux windows and bi-fold doors to the beautiful private garden.

**Rear Hallway** Fitted carpet. Vertical radiator. Stairs to Bedroom 1. Ample built in storage and understairs cupboard.

## First Floor

**Bedroom 1** Spacious and light master bedroom. Fitted carpet. Vertical radiator. Window to front with seat and lovely views.

**Landing** Wide staircase. Fitted carpet. Ample built in storage cupboards. Door to side garden. Radiator. Window to rear.

**Bedroom 2** Lovely and light double bedroom, currently set up as a twin. Fitted carpet. Radiator. 2 windows to the front with lovely outlook.

**Bathroom** Modern bathroom. Tiled flooring. bath with shower over. WC. wash basin. Heated towel rail. Frosted window to rear.

**Bedroom 3** Lovely and light double bedroom, Fitted carpet. Radiator. 2 windows to the front with lovely outlook.

## Outside

**Front** The boundary of the property is the front of the house and there is also ample street parking around the village green.

**Rear** Beautiful large private garden with lawn and flower beds. 2 flagged patio areas on either side of the rear garden.



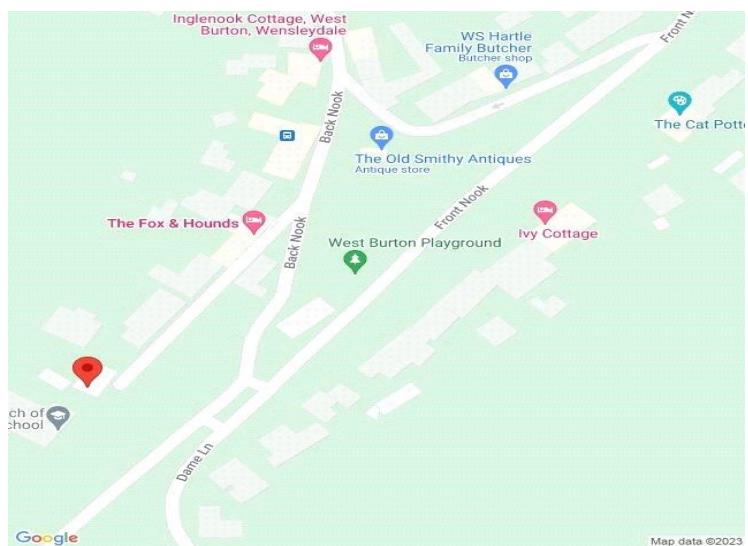


## Services

Mains electric, water and drainage. Oil central heating.

**Flood Risk:** Very low

**Broadband:** Basic 13 Mbps - Superfast 43 Mbps

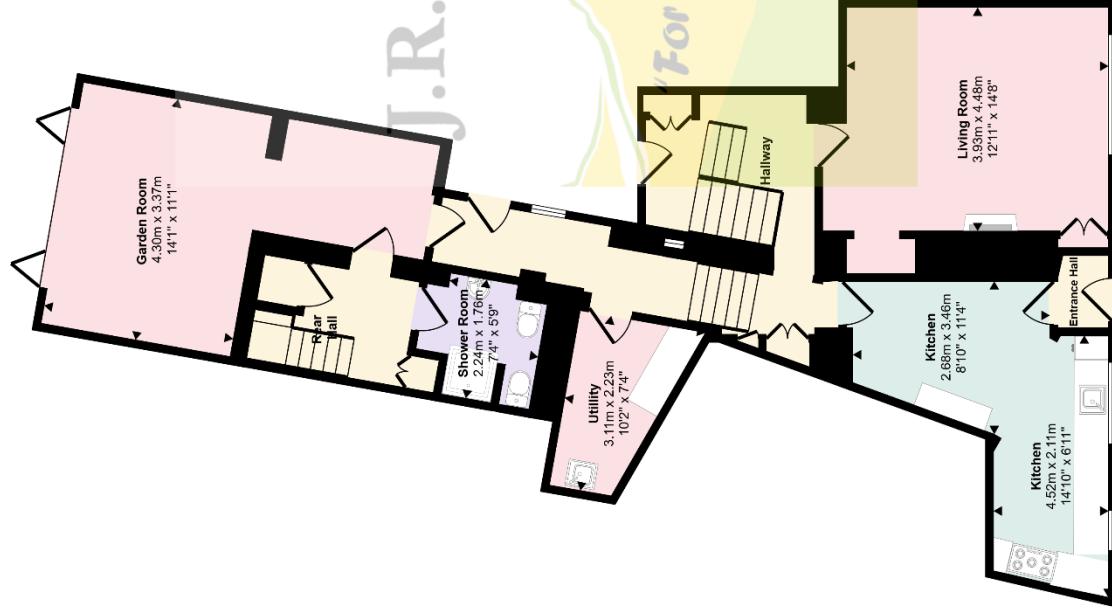


## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

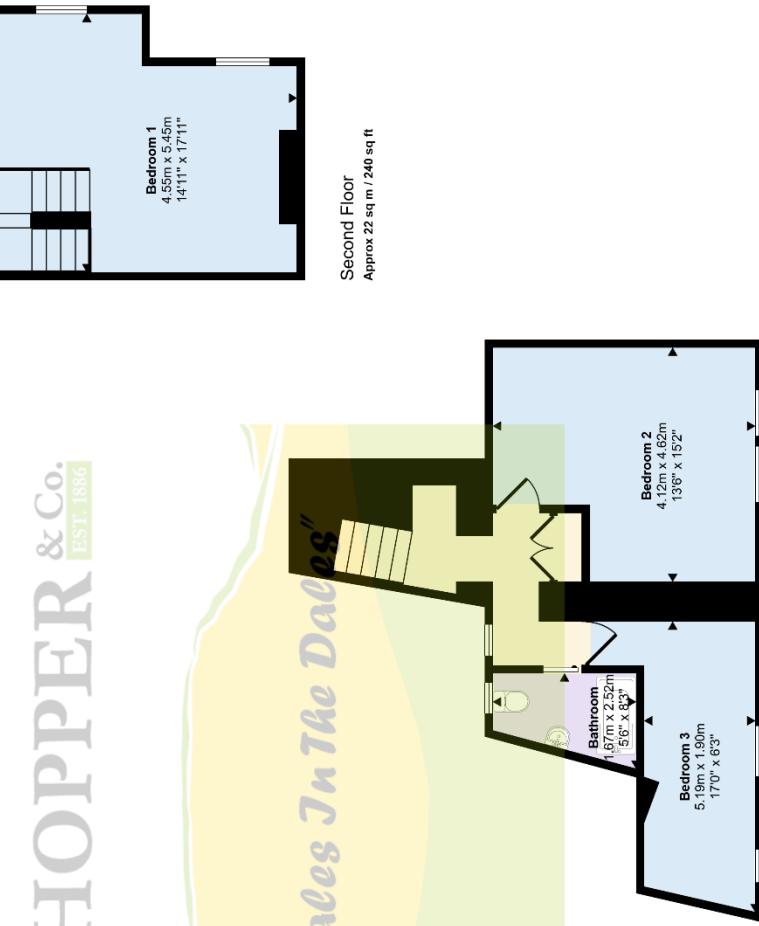
Items in these photographs and tours may not be included in the sale • J. R. Hopper & Co. has not tested services, fixtures, fittings, central heating, gas, and electrical systems. If in doubt, purchasers should seek professional advice • J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective Purchasers. In addition, the Purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure • Viewings by appointment only.

Approx Gross Internal Area  
164 sq m / 1767 sq ft

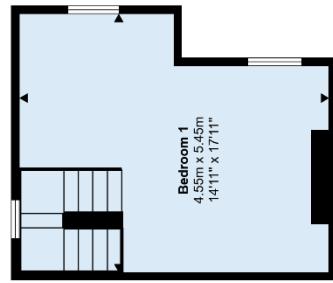


First Floor  
Approx 45 sq m / 493 sq ft

This floor plan 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 errors, omissions or mis-statements. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made-Sharp 360.



Second Floor  
Approx 22 sq m / 240 sq ft



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