

# ROOCROFTS

BEAUTIFUL HOMES IN BEAUTIFUL PLACES



## MARYEND

BURTERSETT, HAWES, DL8 3PA

# WELCOME...



Welcome to Maryend, a traditional stone-built cottage, tucked away in the quiet village of Burtersett. With three lovely bedrooms, a modern bathroom and lots of character, from exposed stone walls, stone flag floors and ceiling beams, this wonderful property has undergone extensive renovations in recent years and has been a very successful holiday let. Maryend seamlessly blends historic charm with contemporary comforts, making it an ideal permanent residence or a continuation of its current success as a holiday cottage.





# COME ON IN..



The gravelled path winds around to a wooden gate that opens onto the gardens. As soon as you enter the property, the character is immediately apparent with the exposed stone wall along the staircase that rises to the first-floor landing. Stone flags cover the floor, extending from the hall into the living room, a lovely, spacious area with windows overlooking the garden and an open fireplace. Imagine cosy winter evenings, curling up on the sofa in front of a roaring fire, perhaps with a glass of wine or two.



# THE HEART OF THE HOME...



The kitchen has white units with plenty of storage and work surface for preparing your family's favourite dishes. Integrated appliances include a fridge, freezer and dishwasher, as well as a large electric oven. The oil-fired central heating boiler is tucked beneath the worktops, and there is plenty of room for a family dining table where everyone can gather and enjoy meals together. A door leading out to the gardens makes it super simple to take food and drink outside to enjoy an al fresco meal on a summer afternoon.



# BEAUTIFUL BEDROOMS...



At the end of a long day, climb the stairs, and you will find three beautiful bedrooms.



The principal bedroom is spacious and has a window with a lovely view over the gardens to the fells beyond.



The second bedroom is also a double with the same view over the gardens and fells, and the third bedroom is currently set up as a twin, meaning the property can comfortably sleep six.

# A MOMENT TO RELAX...



The bathroom is modern, with a bath and shower over, a wash basin and WC in a vanity unit, and a heated towel rail. The walls are tiled in a tasteful soft cream tone, ready for you to relax and unwind.



# GARDENS...



The garden spans the rear of the property and is low maintenance with a flagged patio seating area. There are established trees and shrubs for additional privacy, and the oil tank is tucked away in the corner. Enjoy long summer days in the gardens with the fells as a scenic backdrop and the gentle hum of tractors working the fields, occasionally interrupted by bleating sheep.





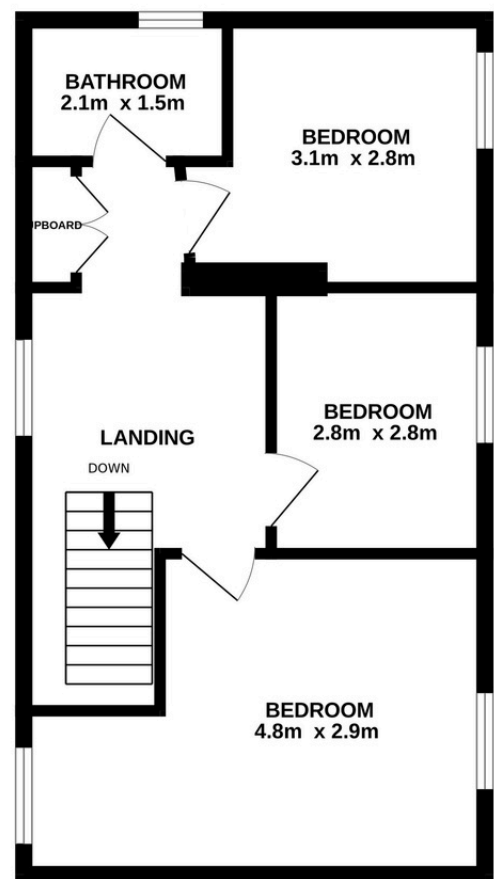
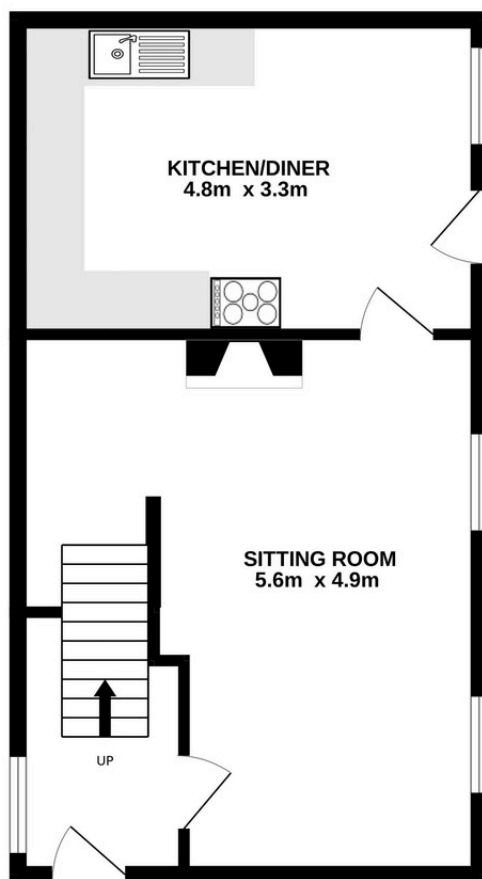
# OUT AND ABOUT...



Burtersett is a quiet countryside village, just a few miles out of Hawes, with a small community of friendly neighbours. There are many walking routes from the doorstep, ready to get out in the great outdoors and enjoy the Yorkshire Dales scenery. Hawes has a fantastic primary school, and there is transport to Wensleydale School in Leyburn for secondary level education. Hawes is home to a wide selection of shops, cafes and boutiques, including the world-famous Wensleydale Creamery and local gem ice cream parlour in the Market Hall. There is a market every Tuesday, and basic conveniences are available at Spar or Elijah Allen's. There are also many pubs and restaurants to enjoy, as well as some takeaway options for those days when you just don't want to cook at home.



MARYEND IS A FANTASTIC PROPERTY WITH MODERN COMFORTS AND TRADITIONAL CHARACTER IN EQUAL MEASURE. WHETHER YOU ARE CONSIDERING MAKING THIS YOUR HOME, PIED-À-TERRE, OR AN INCOME-GENERATING HOLIDAY LET, THIS PROPERTY FITS THE BILL. THE QUIET COUNTRYSIDE LOCATION OFFERS PEACE AND TRANQUILLITY, WHILST THE PROXIMITY TO HAWES ENSURES YOU STILL HAVE ACCESS TO LOCAL AMENITIES.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# READY TO VIEW?

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## Finer details...

Council Tax Band: N/A

Heating: Oil

EPC Rating: E

Parking: Village parking

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