



2 Pennine View

Burneston, Bedale, North Yorkshire, DL8 2JS



Robin Jessop

A DETACHED FOUR BEDROOM PROPERTY WITH GARAGING AND LANDSCAPED GARDENS

- Spacious Detached Residence
- Four Bedrooms
- Two Reception Rooms
- Landscaped Rear Garden
- Off Road Parking
- Double Garage
- Accessible Village Location
- Guide Price: £440,000

SITUATION

Bedale 3 miles, Thirsk 8 miles, Northallerton 8 miles, Ripon 12 miles (All distances are approximate)

2 Pennine View is beautifully positioned in the popular village of Burneston, offering the best of both seclusion and community. The village lies close to the attractive market town of Bedale, which provides a full range of local amenities including shops, chemists, a post office, and Leisure Centre. Bedale is a vibrant town, also known for its selection of public houses, cafes, supermarkets and its popular weekly Tuesday Market.

The property enjoys a peaceful and private setting while remaining easily accessible, with excellent transport links to York, the A19, and the A1. Its edge-of-village position offers a rare combination of rural tranquility and convenient access to nearby services and amenities.

DESCRIPTION

2 Pennine View is a well-presented, individually designed family home, extended in the early 1990s to create a spacious four-bedroom property.

Set within a generous plot of approximately 0.12 acres, the home offers ample outside space and a desirable setting.

2 Pennine View is entered via a welcoming porch which leads into the main hallway, providing access to the ground floor accommodation and the staircase to the first floor.



The ground floor features a bright sitting room, enhanced by a bay window that allows for plenty of natural light. The room also benefits from a gas fire set within a stone-effect fireplace with a granite hearth and surround, along with a useful understairs storage cupboard. An archway leads through to the dining room, where French doors open onto the landscaped rear garden.

The kitchen is fitted with a range of white wall and base units complemented by granite effect worktops. Integrated appliances include an oven and grill, hob, fridge, and dishwasher. A breakfast bar provides additional dining space, and a further door offers convenient access to the rear garden.

To the first floor, there are four bedrooms. The principal bedroom benefits from a modern en-suite bathroom comprising a freestanding bath, shower, wash basin and W.C., together with a dressing room. The remaining bedrooms are served by a spacious family bathroom.

Externally, the property enjoys a beautifully landscaped wrap-around garden, featuring a fishpond with koi carp and enclosed by mature hedging and wooden fencing, offering a good degree of privacy

To the side stands a double garage with up-and-over doors, offering excellent storage and potential for additional accommodation, subject to the necessary consents. To the front of the property is a private parking area for two vehicles, along with a small lawned area.

Overall, 2 Pennine View would make an excellent family home, and early viewing is highly recommended.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01677 425950 or 01969 622800.

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 being 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.

FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band D.

SERVICES

Mains electricity. Mains water. Mains drainage. Oil Fired Central Heating. LPG Gas Fire.

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

BROADBAND

High speed connection available.

LOCAL AUTHORITY

North Yorkshire Council, Mercury House, Station Road, Richmond, DL10 4JX. TEL.01748 829100



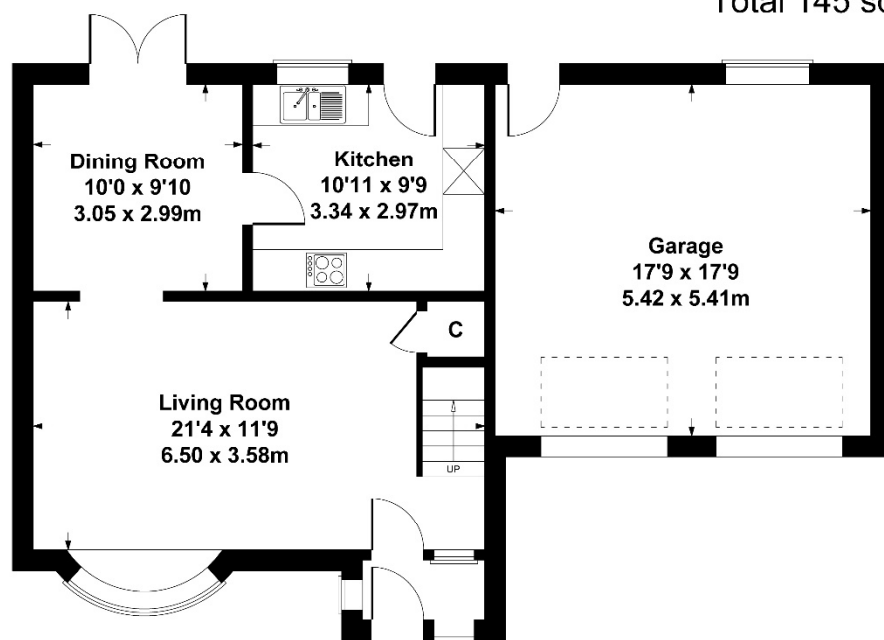
2 Pennine View, Burneston

Approximate cross internal area

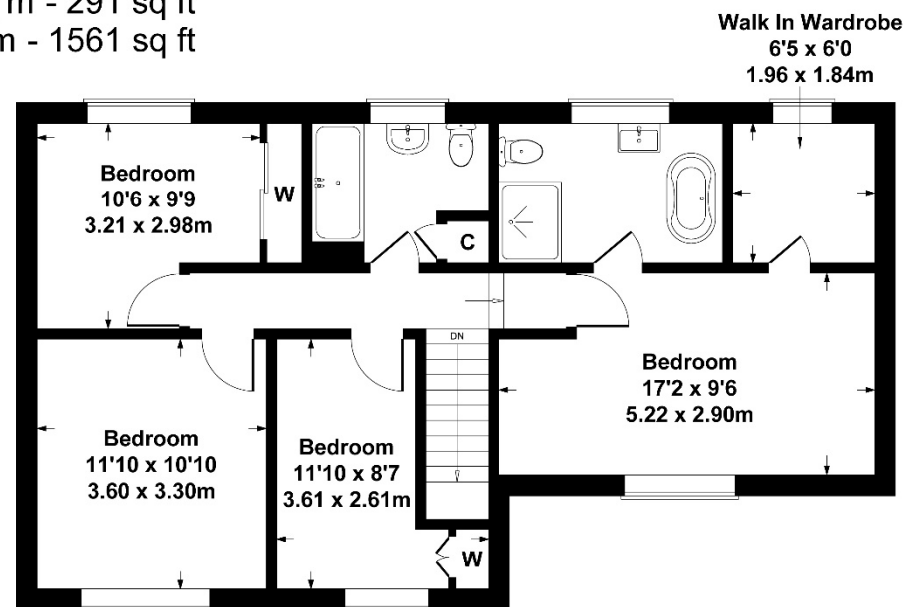
House 118 sq m - 1270 sq ft

Garage 27 sq m - 291 sq ft

Total 145 sq m - 1561 sq ft



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.

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