

WEST HILL TOP

£535,000

Countersett, The Yorkshire Dales National Park, DL8 3DD

Situated in an idyllic Dales hamlet, a stone and slate end terrace cottage enjoying stunning views across the dale and Lake Semerwater.

Well-presented, characterful and spacious accommodation with two reception rooms, a dining kitchen, utility room, ground floor shower room, three double bedrooms, one with external access, en suite bathroom, as well as a house bathroom. Informal gardens to the rear with seating area, as well as a seating terrace to the front, which could be available by separate negotiation. Two private parking spaces.

Escape to the country to peace and tranquility - a very quiet rural location, where there's much to see and do locally.





The view from the house

Welcome to **WEST HILL TOP**

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Here's our **TOP TEN** reasons to love **West Hill Top**:

- 1. Idyllic rural location setting with spectacular far-reaching views** across Lake Semerwater, the valley and surrounding Dales.
- 2. Welcoming and characterful** - an end terrace stone and slate cottage, set in a row of three period properties, with original features (beamed ceilings, cruck beams, window lintels, recess niches, stone cills, fireplaces and boarded doors with Suffolk latches) sitting alongside modern appointments.
- 3. Well-presented and spacious** with a gross internal measurement of 1702 sq ft (158.1 sq m, excluding the external store) the rooms are light and bright.
- 4. Come on in...** through the enclosed porch to the **dining kitchen** fitted with base units, Belfast sink, integral fridge/freezer and electric cooker and undercounter dishwasher. The good-sized **sitting room** has an open fire with stone surround. The sitting room leads into the **hall** with an understairs cupboard, and into a practical **utility room** with rear access, base units, Belfast sink, space and plumbing for an undercounter washing machine, as well as a useful three piece **shower room** off. The **dining room** is off the utility room.
- 5. ...and so to bed** with three double bedrooms off the landing. Bedrooms 1 and 2 both enjoy the fabulous views of the lake; bedroom 1 is en suite, bedroom 2 has a period fireplace and built-in double wardrobe and bedroom 3 has external access.
- 6. Bath/shower rooms** - in addition to the ground floor shower room, to the first floor, there is an en suite bathroom as well as a large, dual aspect house bathroom with a separate shower and freestanding bath, strategically placed in front of the window to take advantage of the view!
- 7. Informal gardens** - to the rear is a lawn garden with seating areas. In addition, a seating terrace to the front (shaded green on the sale plan) could be available by separate negotiation.
- 8. Private parking** for two vehicles to the side of the house.
- 9. Income potential** - the property is currently a long term let.
- 10. If you love the great outdoors and being able to breathe clean country air**, the property is surrounded by the gloriously scenic countryside of the Yorkshire Dales. Please see our local guide on page 5.







Stunning rural location

If life in the Yorkshire Dales beckons then you're possibly looking for a peaceful location surrounded by glorious open countryside and spectacular views - West Hill Top offers both!

Raydale can be found on the south side of Wensleydale and is home to the shortest river in England, the river Bain Valley, at just 2.5 miles in length. The river leaves the second-largest natural lake in North Yorkshire, Semerwater, in a north-east direction past the hamlet of **Countersett**, one of three hamlets in the dale (along with Marsett and Stalling Busk) with Countersett being the largest of the three settlements.

Bainbridge (2.4 miles) has a village green, local inn, the Rose and Crown, a small village shop with post office, church and a selection of tea shops. There is also a primary school.

Located at the head of Wensleydale, nearby **Hawes** (3.9 miles) is a quaint and picturesque market town and a popular destination for tourists. The town offers a range of facilities including a primary school and is home to the Wensleydale Creamery, which is now a major tourist attraction and the home of Wallace and Grommit's beloved nibble! The Pennine Way (a 268 mile walking route from Edale in Derbyshire to Kirk Yetholm in the Scottish Borders. It crosses some of the finest upland landscapes in England, from the Peak District, through the Yorkshire Dales, across the North Pennines) passes through Hawes.

To the east, **Leyburn** (14.3 miles) in Lower Wensleydale is a picturesque market town with local shops and cafes, traditional pubs centred around three distinct cobbled squares. The Wensleydale School provides secondary education.

To the west, and dwarfed by The Howgills, the historic market and 'book' town of **Sedbergh** (19.5 miles) offers a good range of local facilities.

Travelling further afield:

By car - for travelling west - J37 (24.2 miles) and J38 (29.1 miles) of the M6. A1(M) for travelling east is 24.6 miles distant with the A65 at Ingleton (20.6 miles).

By air - Leeds Bradford Airport (52.7 miles) and Newcastle Airport 77.8 miles.

By train - there is a station at Garsdale (10 miles) and Ribbleshead (14.4 miles) on the scenic Settle to Carlisle Line with services to Leeds (passengers in the area enjoy possibly one of the most scenic daily commutes). There is a station on the West Coast mainline at Oxenholme (29.3 miles) and for the East Coast main line, there is a station at Northallerton (33.7 miles).

To find the property - from Sedbergh head in an easterly direction along the A684. After passing through Appersett and Hawes, turn right onto New Lane and head south through Buttersett and continue onto High Lane, which becomes Crag Side Road. After a further 1.2 miles, at the staggered crossroads, head straight across and West Hill Top is the first property on the left (please remember to close the gate).

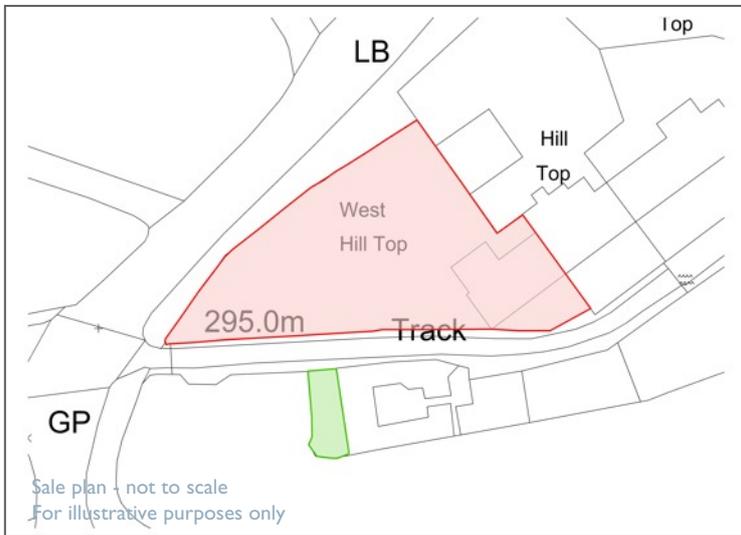
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Services and specifications

- Mains electricity and water
- Private drainage to a septic tank within the property's boundaries. Please note that no formal investigation has been carried out as to the operation of the sewage system and septic tank. These may not comply with the current General Binding Rules 2020 and the property is being sold on this basis. All parties must ensure that their lenders are aware of this before submitting an offer.
- Broadband connected
- Open fire in the sitting room
- Electric wall heaters
- Double glazed windows in uPVC frames
- Oak flooring to the landing, bedrooms and en suite
- Indian slate floor tiling to the dining room, utility room and hall
- Tiled floor to the kitchen
- The house bathroom floor is part oak floor/part tiled





The finer details

Council Tax

West Hill Top is currently banded E for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local Authority

North Yorkshire Council

W: www.northyorks.gov.uk

Planning Authority

Yorkshire Dales National Park Authority

W: www.yorkshiredales.org.uk

Please note

- The track belongs to neighbouring Hill Top and West Hill Top will benefit from a right of way to access the property
- Freehold, with vacant possession on completion

Money Laundering

Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.

West Hill Top, Countersett, Leyburn, DL8 3DD

Approximate Gross Internal Area = 158.1 sq m / 1702 sq ft

External Store = 1.4 sq m / 15 sq ft

Total = 159.5 sq m / 1717 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1243101)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		72
(39-54)	E		
(21-38)	F	21	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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