J.R. HOPPER & Co. Est. 1886



WEST BURTON • DL8 4JW

Waters Edge

Guide Price £190,000 - £210,000

1 | F

AT A GLANCE

- Converted Former Water Corn Mill Apartment
- Top Floor Apartment
- Spacious Loft with Potential to Convert Subject to Planning
- Gorgeous Views of the River & Waterfall
- Open Plan Living Kitchen
- Large Double Bedroom & Bathroom
- Character Features Throughout
- Successful Holiday Let
- Ideal 2nd home, Investment or Home
- Chain Free

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THE PROPERTY

Converted Former Water Corn Mill Apartment

Waters Edge is a spacious and characterful top floor apartment set within a converted former water corn mill in the sought-after Dales village of West Burton.

The building has been thoughtfully converted to retain its original charm, with features such as exposed stonework and beams, while providing comfortable modern living.

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, butchers and small businesses, and the iconic village pub sits only around 300 yards from the Mill. The market towns of Hawes and Leyburn are approximately 8 miles away in either direction.

Waters Edge offers generous accommodation, with a large open-plan living and kitchen area featuring dual-aspect windows that look out onto the beautiful river and waterfall. This is complemented by a spacious double bedroom and a well-fitted modern bathroom, with ample built-in storage provided throughout.

The property includes the loft space, which is boarded with a window on either side and presently utilised for storage. Subject to the appropriate permissions, the area could offer future potential.

There is allocated parking as well as free parking opposite the building opposite the stream.

Currently a thriving holiday let, it also offers an excellent opportunity for those seeking a home in the heart of the Dales, either as a permanent residence, second home, or to continue its proven success as a holiday cottage. Fishing is permitted for Mill residents if a licence is obtained from Leyburn.

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Top Floor Apartment

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Registered Office: Hall House, Woodhall, DL8 3LB. Directors: L.B. Carlisle, E.J. Carlisle.

GALLERY

Every room, inside and out

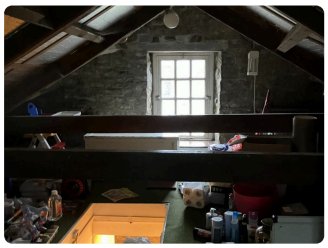













Produced 21 September 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy of all information.

GALLERY











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Spacious Loft with Potential to Convert Subject to Planning

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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 ENTRANCE

Ground Floor

Stair case. Fitted carpet. UPVC front door.

First Floor

Fitted carpet. Window overlooking the front.

02 ACCOMMODATION

Second Floor / Entrance Hall

Fitted carpet. Staircase rising to the first floor. Useful storage and airing cupboard. Attractive feature stone wall. Radiator. Loft access via drop-down ladder leading to a fully boarded room with generous ceiling height with a window on either side, ideal for storage or potential hobby space (subject to any necessary consents).

Living Room

Open living area. Fitted carpet. Exposed beams and stonewall. Radiator. 2 windows overlooking the front.

Kitchen (Open to Living Space)

A characterful kitchen area open from the main living room. Vinyl flooring. Exposed stonework and ceiling beams. Pine wall and base units. Stainless steel sink. Space for freestanding cooker and fridge. Plumbing for washing machine? 2 Window overlooking to the rear with beautiful views.

Bedroom

Double bedroom. Fitted carpet. Characterful exposed beam. Generous built-in wardrobe. Radiator. Window to the rear enjoying beautiful views across the river.

Bathroom

Vinyl wood flooring. Partially tiled wall. Bath with electric shower. WC. Wash basin. Radiator. Window to rear.

03 OUTSIDE

Parking

There are three parking spaces allocated for the apartments. Additional free parking is also available opposite the building beside the stream.

04 AGENTS NOTES

Tenure & Ownership

As a converted mill comprising of four flats. Each owner holds a lease and collectively the flat owners also own their freehold via The Water Corn Mill (West Burton) Ltd. As the leaseholders own the freehold, no ground rent is payable.

Management & Communal Arrangements

All residents are part of the management of the building. All owners jointly agree maintenance and running costs, which are accounted for annually through a shared bank account. Communal expenses are apportioned between the properties on an agreed percentage basis. Waters Edge (Second Floor) contributes 22.5%

Leasehold

The property is held on a lease originally granted for 125 years from 29 September 1985 (approximately 84 years remaining). The title includes the second and attic floors only. 26/06/2026 -Please Note that the sellers and the other apartment owners are currently in the process of extending the lease term to 999 years.

Services

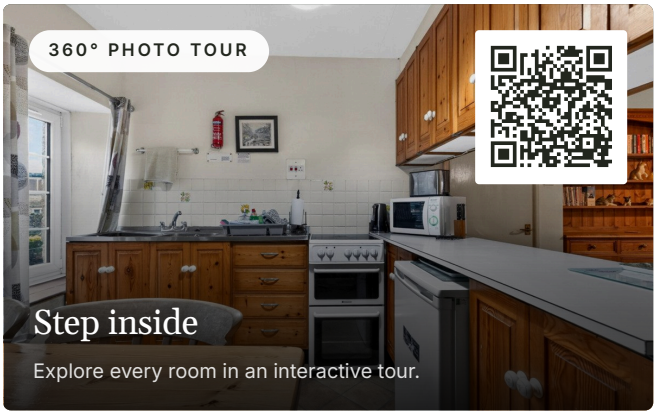
Mains electric, drainage and water Flood Risk | No history of flooding Broadband | Basic 12 Mbps | Superfast 37 Mbps Double glaze windows Fischer electric storage heating and instant on-demand hot water (no boiler or cylinder) The Mill had a new roof in 2014.

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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 - 12th February 2026

PDF · 0.09 MB

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 Waters Edge 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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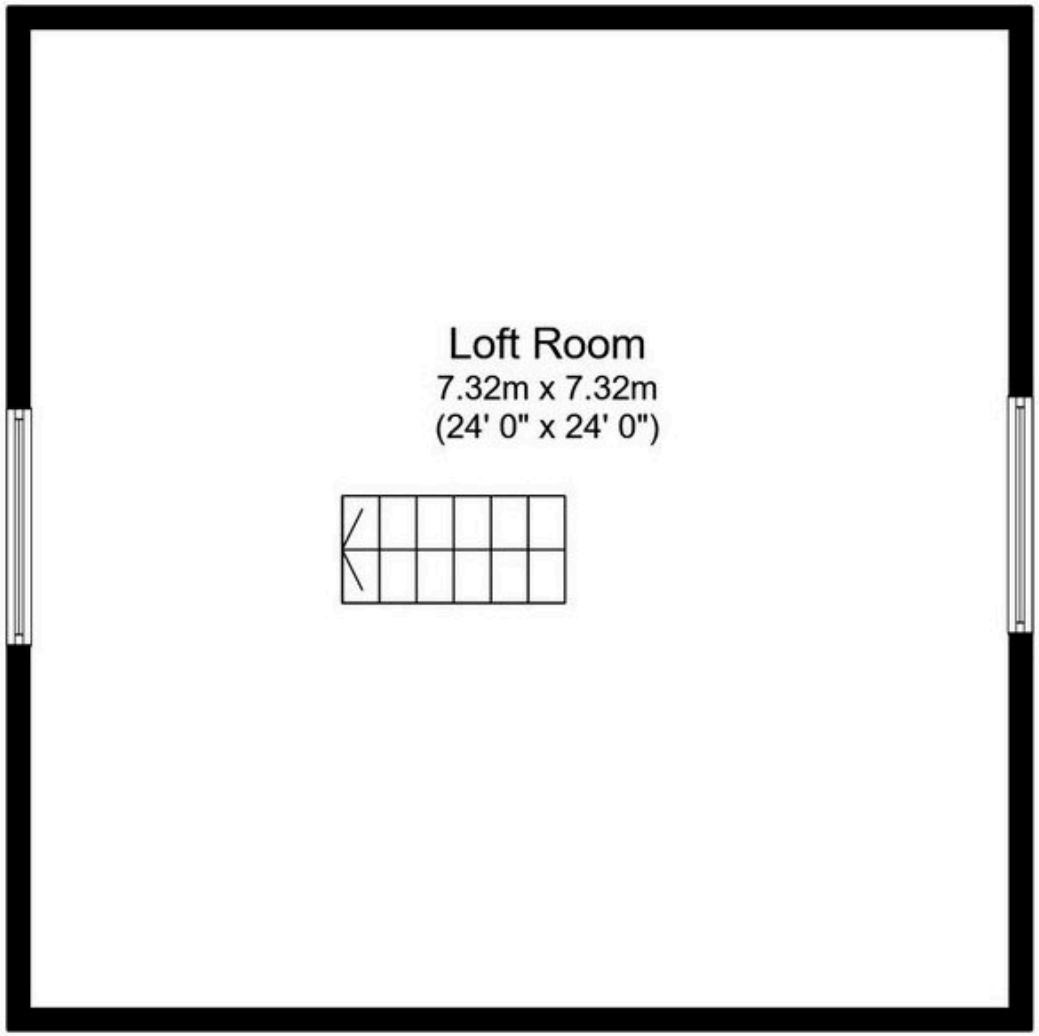


Floor Plan

Total floor area 55.0 sq.m. (592 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Loft Space

Floor area 53.5 sq.m. (576 sq.ft.)

Total floor area: 53.5 sq.m. (576 sq.ft.)

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