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*"For Sales In The Dales"*

## Whitehouse, Sedbusk



- Character Dales Cottage
- Attractive, Quiet Village Location on The Green
- 4 Bedrooms
- House Bathroom
- 2 Reception Rooms
- Kitchen & Pantry
- Large Rear Garden
- Garage & Parking
- In Need of Some Renovation Work
- Ideal Family or Holiday Home

**Guide Price £350,000-£400,000**



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Valuations, Surveys, Planning, Commercial & Business Transfers, Acquisitions, Conveyancing,  
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J. R. Hopper & Co. is a trading name for J. R. Hopper & Co. (Property Services) Ltd. Registered: England No. 3438347. Registered Office: Hall House, Woodhall, DL8 3LB. Directors: L. B. Carlisle, E. J. Carlisle

# Whitehouse, Sedbusk, DL8 3PX

## DESCRIPTION

Whitehouse is an attractive character property set in the quiet Dales village of Sedbusk which sits at the foot of Stags Fell and is just over 2 miles from the popular market Town of Hawes which still has a regular weekly outdoor market and is famous for its cheese making, beautiful scenery and farming. It has a good range of shops, pubs and restaurants, church, doctor's surgery and primary school. It is a popular destination for tourists but retains a good sense of community.

The property sits in a prominent position at the top of the village green, with a pleasant outlook over the village. The accommodation is deceptively spacious. On the ground floor are 2 reception rooms, a kitchen and traditional dales pantry. The property has some inspiring original features including flag stone floor, traditional pantry and sash windows. Upstairs are three double bedrooms and one single. Bedrooms two & three have been divided with a stud wall therefore could easily revert to larger double if preferred.

Externally, to the front is a cottage garden to the South an ideal space to enjoy the views. At the rear is a good size lawn garden with mature trees, shrubs and bushes, there are long distance views to the West and lovely views up to Stags Fell behind.

The added extra of the separate garage and space in front ensure parking at all times.

Whitehouse requires some love and attention but would soon become a beautiful full time family home or second home for those escapes to the Dales. Works required include electrics, roof, window repairs, heating and redecoration throughout.

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## GROUND FLOOR

<b>HALL</b>	Under floor heating. Front door. Board and beam ceiling. Electric boxes. Under stairs cupboard. Night storage heater.
<b>SITTING ROOM</b>	15' 5" x 11' 5" (4.7m x 3.48m) Under floor heating. Exposed ceiling beams. Feature Victorian range. Alcove cupboard. 2 windows to the front, one being single sash with shutters
<b>DINING ROOM</b>	15' 2" x 13' 10" (4.62m x 4.22m) Stone flag floor. Under floor heating. window to TV point. Coal burner. Single sash front with shutters.
<b>KITCHEN</b>	10' 8" x 9' 0" (3.25m x 2.74m) Basic range of wall and base units. Original range and bread oven. Double drainer. Electric radiator. Single sash window and door to rear.
<b>PANTRY</b>	9' 13" x 9' 11" (3.07m x 3.02m) Concrete floor. Original pantry stone shelves. Air vent.

## FIRST FLOOR

<b>LANDING</b>	Turned staircase. Night storage heater. Exposed beams. Single sash window to rear.
<b>BEDROOM 1</b>	15' 2" x 13' 11" (4.62m x 4.24m) Large double. fitted carpet. Boarded ceiling. Feature fireplace. Night storage heater. Alcove cupboard. Single sash window overlooking village green to front.

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<b>BEDROOM 2</b>	11' 11" x 7' 3" (3.63m x 2.21m) Front Single. Fitted carpet. Single sash window to front with views over the village
<b>BEDROOM 3</b>	15' 6" x 8' 8" (4.72m x 2.64m) Front double. Fitted carpet. Night storage heater. Feature fireplace. Exposed beam. Single sash windows with views.
<b>BEDROOM 4</b>	9' 7" x 9' 1" (2.92m x 2.77m) Rear double. Fitted carpet. Night storage heater. Boarded ceiling. Door to rear garden.
<b>BATHROOM</b>	8' 1" x 6' 0" (2.46m x 1.83m) Bath. Wash basin. Night storage heater. Frosted window. Exposed beams. Airing cupboard.
<b>SEPARATE WC</b>	6' 0" x 3' 5" (1.83m x 1.04m) Wash basin. WC. Small window to rear. Night storage heater.

## OUTSIDE

<b>REAR</b>	Good sized lawned garden enclosed by dry stone wall. Mature Trees. Lovely Views to north and west.
<b>LEAN TO</b>	11' 5" x 5' 5" (3.48m x 1.65m) Ideal Garden store. Two Storey accessed separately.
<b>FRONT</b>	Cottage style garden. Wrought iron railings.
<b>GARAGE AND PARKING</b>	On separate title down the village. Garage with parking in front.

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## GENERAL

<b>Photographs &amp; Virtual Tours Viewing</b>	Items in these photographs and tours may not be included in the sale. <b>Ask for a video viewing first</b> - In person viewings by appointment only. PPE must be worn at appointment. We aim to accompany viewings 7 days a week.
<b>Local and Planning Authority</b>	Richmondshire District Council (01748 829100)
<b>Council Tax Band</b>	Yorkshire Dales National Park (01969 652349)
<b>Tenure</b>	E. Band should be confirmed by the Purchaser prior to purchase. Freehold

## AGENT NOTES

J. R. HOPPER & Co. has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice.

## OFFER PROCEDURE

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

## FINANCIAL ADVICE

Buying your own home can be a complicated and confusing business especially with so many different schemes being offered by the High Street Building Societies and Banks. Why not find out which mortgage is best for you by speaking to our own **Independent Financial & Mortgage Advisor?** There is no obligation or cost, and we can help even if you are buying from other agents. To make an appointment, please call – 01969 622936

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

## CONVEYANCING

Buying or Selling your home requires a diligent solicitor. We work with local solicitors & the UK's most recommended provider of conveyancing services. This makes the process as smooth and stress free as possible. Call, or check our website, for a free, no obligation, no move no fee quote.

## MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our [Relocation Agent Network](#) of over 600 specially selected offices can provide this no obligation free service anywhere in the country. Call or email now to let us get you moving.

## ALL AGENTS

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## ON THE MARKET

To see all our properties in the Yorkshire Dales first, register at [jrhopper.com](http://jrhopper.com) and [onthemarket.com](http://onthemarket.com)

## J. R. HOPPER & Co.

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## ENERGY PERFORMANCE CERTIFICATE

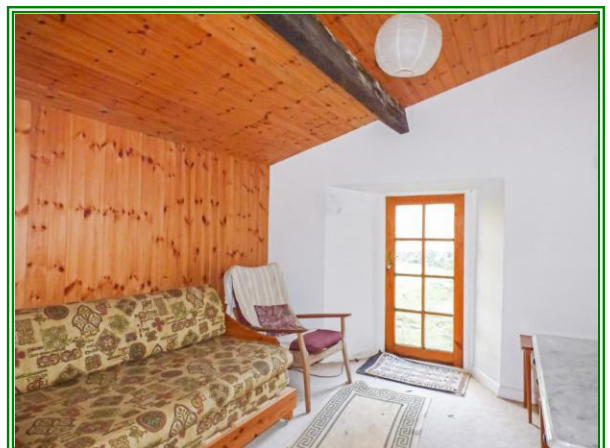
**Property:** Whitehouse, Sedbusk, Hawes, DL8 3PX

**Energy Efficiency Rating Current TBC**

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