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"For Sales In The Dales"

Inglestone, Burtersett



- Traditional Dales Farmhouse & Potential Building Plot
- Pretty Village Location In Upper Wensleydale
- Renovation Project
- 3 Double Bedrooms
- Kitchen
- 3 Reception Rooms
- Outbuildings
- Large Gardens
- Potential Building Plot
- Ideal Self Build Project

Guide Range £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

Ingledene, Burtersett, DL8 3PB

DESCRIPTION

Ingledene is a substantial, spacious detached property, in need of full renovation, with scope to develop the outbuildings into an annex, and the large gardens into a separate building plot, subject to planning.

It is set, just off the village green in Burtersett. A quiet Dales village, with superb views of Stags Fell, Wether Fell and Abbotside common. The nearby market town of Hawes is 1 mile away, a short drive or there is a footpath over the fields.

Hawes has a good range of shops, restaurants, tea rooms & pubs. It is an active community with a primary school, medical centre, Church, and a weekly outdoor market. The renowned scenery and walks make this a busy town all throughout the year, popular with residents and visitors alike. It is famous for the Wensleydale Creamery, a major employer in the town, which produces award winning Wensleydale cheeses.

Internally the property offers spacious, characterful accommodation. On the ground floor is a kitchen, boiler room and ground floor WC. There are two front reception rooms, and a 3rd barn room. All front rooms have pleasant views South towards Wether Fell. Upstairs is a large family bathroom and three double bedrooms.

Outside, to the rear is a large South facing garden with ample parking space. The garden has had permission in the past to build a 4-5-bedroom Local Occupancy dwelling. This has now lapsed, although there is potential to reapply for this. At the front is a raised lawn garden and two outbuildings. The outbuilding could easily be converted to an annex subject to planning.

Ingledene is in need of full renovation, but once developed this would create a one or two, superb family, holiday or retirement homes in pretty location with lovely views.

Ingledene is a great opportunity to purchase a project with masses of potential.

GROUND FLOOR

KITCHEN 13' 0" x 10' 3" (3.96m x 3.12m) Tiled floor. Beam and board ceiling. 2 windows to rear and side of property. Door to the side.

SNUG 15' 6" x 14' 6" (4.72m x 4.42m) Flagstone floors. Wooden ceiling beams. Built in feature fireplace. Exposed stone wall. 2 windows to the front of the property with pleasant outlook to the south.

SITTING ROOM 18' 0" x 12' 10" (5.49m x 3.91m) Concrete floor. Board and beam ceiling. 70's Fireplace. 3 windows with various aspects. Door to the front.

BARN ROOM 15' 6" x 12' 3" (4.72m x 3.73m) Wooden ceiling beams. Window to front. Door to rear. Currently access from the rear garden. Easily incorporated into main house

BOILER ROOM 13' 0" x 5' 9" (3.96m x 1.75m) Stone flagged floor. Water tank. Oil central heating boiler. All probably frost damaged.

DOWNSTAIRS WC Pantry shelving. WC. 2 windows to north and west.

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FIRST FLOOR

BEDROOM 1	15' 6" x 14' 9" (4.72m x 4.5m) Large double. Board and beam ceiling. Wooden floorboards. Fireplace. Window to Front. Views
BEDROOM 2	18' 0" x 15' 3" (5.49m x 4.65m) Large double with staircase to ground floor. Board and beam ceiling. Wooden floorboards. 2 Windows to the Front. Views
BEDROOM 3	15' 4" x 12' 3" (4.67m x 3.73m) Good size double. Window to front. Window to rear. Views
BATHROOM	13' 0" x 10' 3" (3.96m x 3.12m) Exposed floorboards. WC. Plumbing for shower cubicle. Bath. Wash basin. 2 Windows to rear. Window to side. Views

OUTBUILDINGS

SINGLE STOREY STORE	17' 6" x 9' 9" (5.33m x 2.97m). Good sized storage area. Blocked door to road. Connected to cart shed
CART SHED	19' 4" x 10' 3" (5.89m x 3.12m) Double door access from front garden and also through from single storey building.

OUTSIDE

FRONT GARDEN	Large 66ft x 58ft south facing front garden walls and iron railings to village green beyond. Flagged front patio
SIDE GARDEN	Strip of ground with derelict buildings and tree stump. Scope to clear this area creating more parking, and building stone for development
REAR GARDEN	Large 50m x 50m. Ample space to build a large, detached house subject to planning. A Public footpath crosses the plot to the rear of the main house. A newly planted protected tree is in the corner of this plot, which would not affect development.

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GENERAL

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

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ON THE MARKET

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J. R. HOPPER & Co.

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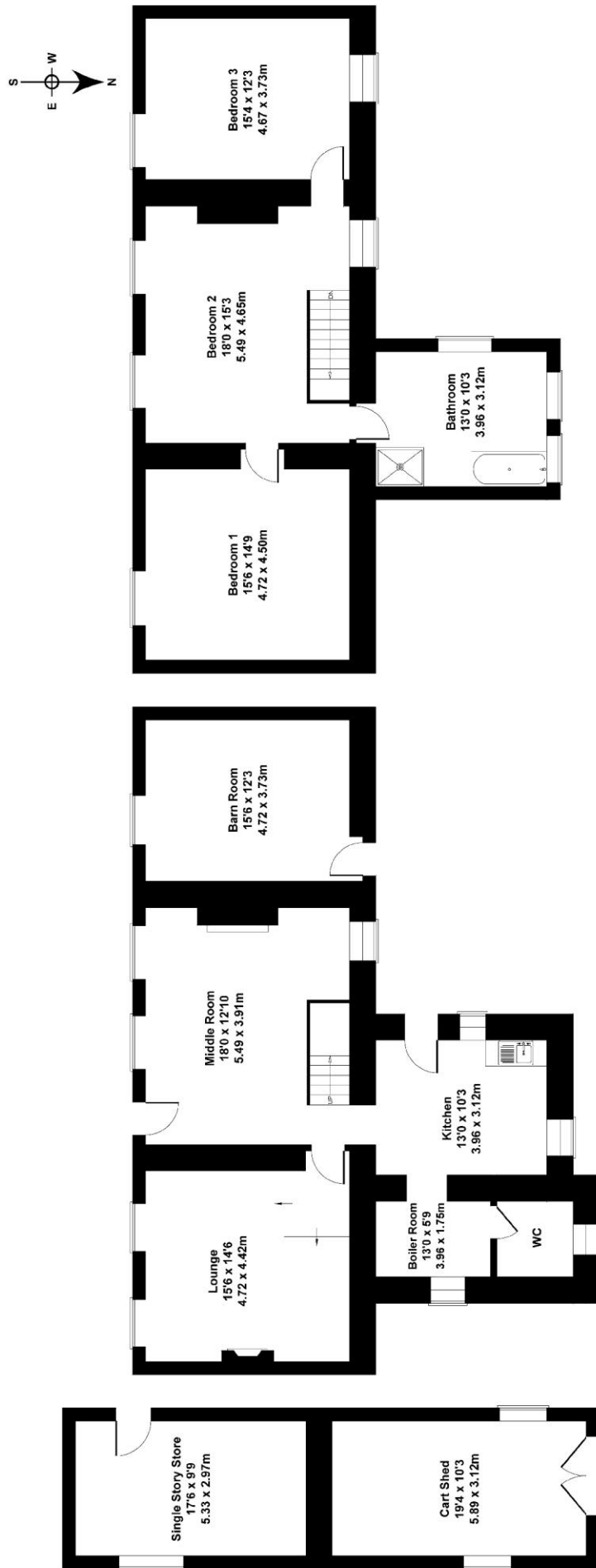
ENERGY PERFORMANCE CERTIFICATE

Property: Ingledene, Burterset, Hawes, North Yorkshire, DL8 3PB

Energy Efficiency Rating Current TBC

Ingledene, Burtersett, DL8 3PB

Ingledene, Burtersett, Hawes, North Yorkshire, DL8 3PB



FIRST FLOOR

GROUND FLOOR

OUTBUILDING

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.

Produced by Potterplans Ltd. 2021

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