



“Beck View”

The Mill, West Burton, Leyburn, North Yorkshire



Robin Jessop

Garden Level Flat Known As “Beck View”

The Mill, West Burton, Leyburn, North Yorkshire, DL8 4JW

Stunning Conversion of Former Watermill With Views Over West Burton Falls & Walden Beck

- Flexible Living Accommodation
- Beautifully Presented

- Terraced Patio Area
- Superb National Park Location

- Chain Free
- Guide Price £225,000

SITUATION

Leyburn 8 miles. Hawes 9 miles. Bedale 19 miles. Darlington 33 miles. (All distances are approximate).

The property is situated on the fringe of the popular and highly attractive village of West Burton. It stands superbly overlooking the falls of Walden Beck. West Burton is an extremely popular dales village with a wealth of local amenities including primary school, butchers, village shop and pub.

LOCATION

Communications – A1 Interchanges Leeming Bar & Scotch Corner 30 mins. Railway Station at Northallerton 45 mins. Airport - Durham Tees Valley (1 hour). Leeds/Bradford (75 mins).

Shopping – Local market towns Hawes and Leyburn. Larger centres at Ripon, Darlington, Teesside, Harrogate and Leeds.

Schools – The area is well served by good State and Independent schools, **Primary schools:** West Burton and Bainbridge. **Secondary Schools:** Leyburn and Richmond. Ripon Grammar School. **Private Schools:** Aysgarth (Newton le Willows), Sedbergh and Barnard Castle.

Golf – Catterick Garrison, Richmond, Akebar, Bedale and Masham.

Racing – Catterick, Ripon, Thirsk, Wetherby and York.

Leisure Centres – Bedale and Richmond.

Theatres – Georgian Theatre (Richmond), Darlington Civic Theatre.

Country Pursuits – The property is well placed in the heart of the Yorkshire Dales renowned for its beautiful scenery with walking, cycling and hacking out along quiet country lanes.

DESCRIPTION

Beck View is superbly situated in the very heart of the Yorkshire Dales. It is beautifully positioned in the picture postcard village of West Burton.

The property has been well maintained and recently rewired and refurbished to exacting standards with new carpets fitted throughout. It is immaculately presented and deceptively spacious. It makes the ideal holiday apartment or second home.

ACCOMMODATION

“Beck View”

Bedroom 3/Galleried Landing

Stone flagged entrance. Double room open plan to galleried landing. Fitted cupboards. Boiler Room. Spiral

staircase to lower ground floor.

Bathroom

W.C. Wash basin. Bath with shower above. Fully tiled. Radiator.

Linen Store

Fitted children’s bunk beds. Radiator.

Lower Ground Floor

Spiral staircase to lower ground floor.

Living Room

Feature exposed stone wall. Feature french doors in substantial arched window to patio area. Feature beams. TV point. Radiator.

Dining Kitchen

Range of fitted wall and floor units with worktops. Sink unit. Space for cooker. Space for fridge. Radiator. Door to sun terrace and patio area.

Drying Room

With dishwasher.

Utility Room

Plumbing for washing machine and dryer.

Bedroom 1

Double room. Exposed stone walls. Radiator. Wardrobe.

Bedroom 2

Double room. Exposed stone walls. Radiator. Wardrobe.

Shower Room

Shower. W.C. Wash basin. Travertine tiles. Ladder radiator. Newly refurbished.

“The Studio”

Galley Kitchen

Steps down. Fitted floor units. Sink unit. Space for fridge and cooker.

Shower Room

WC. Wash basin. Shower. Ladder style radiator. Exposed stone wall.

Living Room/Bedroom

Double room. Living area. Two radiators. Dining Area. TV point.

OUTSIDE

To the rear of the property there is a delightful sun terrace with patio area from which to enjoy the views over the beck. There are stone steps leading from here to the main entrance. There is a small shed/studio to the side of the building. Shared car parking with three dedicated spaces.

GENERAL REMARKS & STIPULATIONS

Viewings

By appointment with Robin Jessop Ltd (01969) 622800.

Tenure

Leasehold for 125 years from 1985. Vacant possession will be available upon completion. No chain. There is a maintenance charge of £860 p.a. approx.

Offers

All offers must be confirmed in writing. We will not report any verbal offer unless it is confirmed in writing.

Method of Sale

The property is for sale by private treaty. However, we retain the right to conclude the sale by any means at our discretion.

Services

Mains electricity. Mains Water. Mains Drainage. Oil Central Heating.

Business Rates

Self Catering Holiday Unit - £5,200 RV.

Sporting & Fishing Rights

It is understood that the fishing rights are included in the sale and there is a right to graze sheep on the village green.

Fixtures and Fittings

Only those fixtures and fittings specifically referred to in these particulars are included in the sale. This property has been let as a self catered unit so all furniture/linen etc is also available if required by the purchaser.

Boundaries

The Vendor will only sell such interest as he has in the boundary fences, hedges and walls etc and other boundaries separating this property from other properties not belonging to him.

Covenants, Easements & Rights of Way

The property is sold subject to and with the benefit of all rights of way, whether public or private, light, water, drainage, sewage support and easements, and to all other restrictive covenants and existing and proposed Wayleaves for masts, stays, cables, drainage, water, gas and other pipes whether mentioned in these particulars or not.

Please note there is a right of way over the side path leading to the neighbour's garden and rear of the property. This does not have any impact on the privacy of Beck View.

Maintenance

There is a Service Charge for communal repairs, insurance and maintenance of £860 per annum for the property (40% of the total cost). This includes the TV licence, wifi and pump maintenance.

Important Notice

Please note that if you have downloaded these particulars from our website, you must contact our office to register your interest to make sure you are kept informed with regard to the progress of the sale.

Local Planning Authority

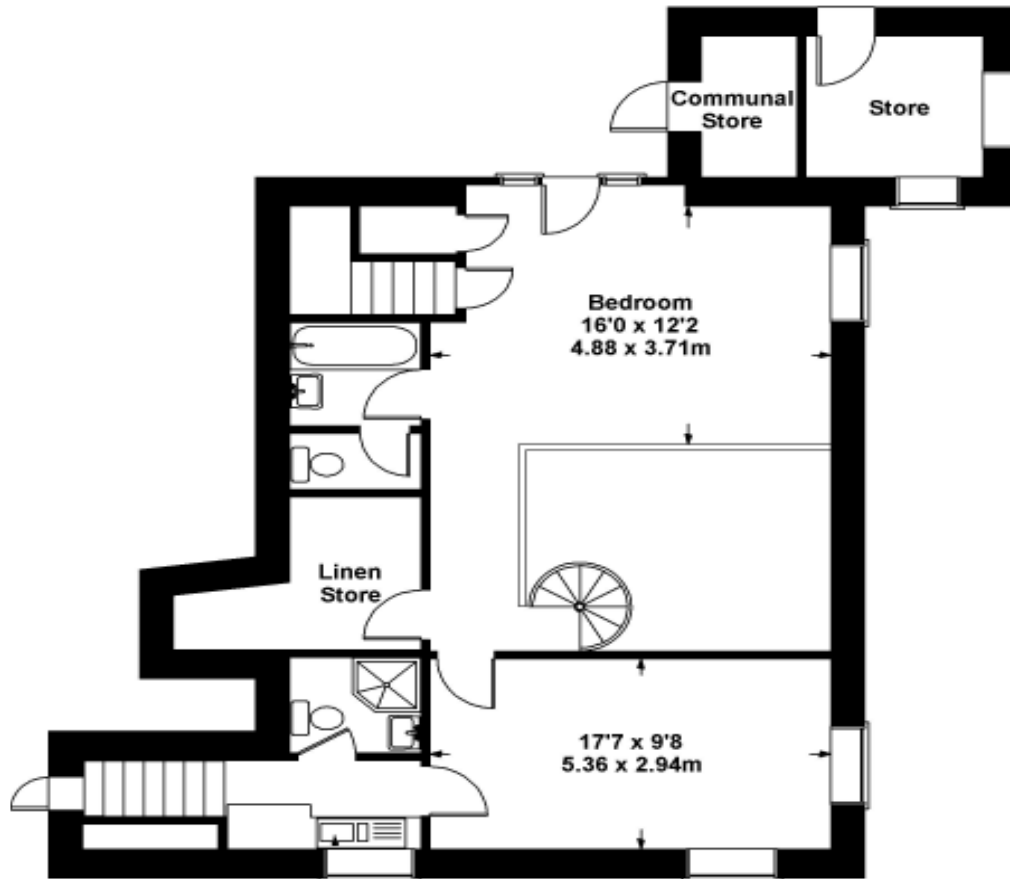
Yorkshire Dales National Park Authority, Yoredale, Bainbridge, Leyburn, North Yorkshire DL8 3EL - Tel: 01969 652300.

ENERGY PERFORMANCE CERTIFICATE

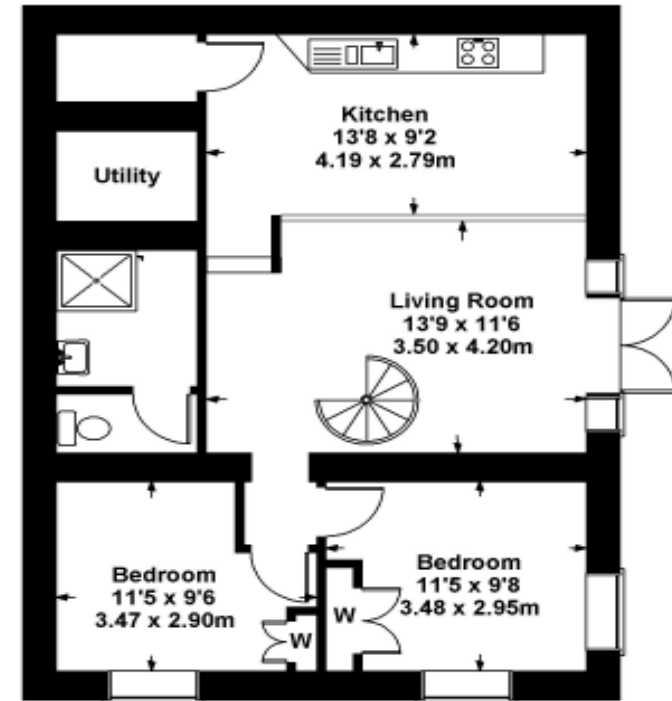


Beck View The Mill West Burton

Approximate gross internal area 103 sq m - 1108 sq ft



GROUND FLOOR

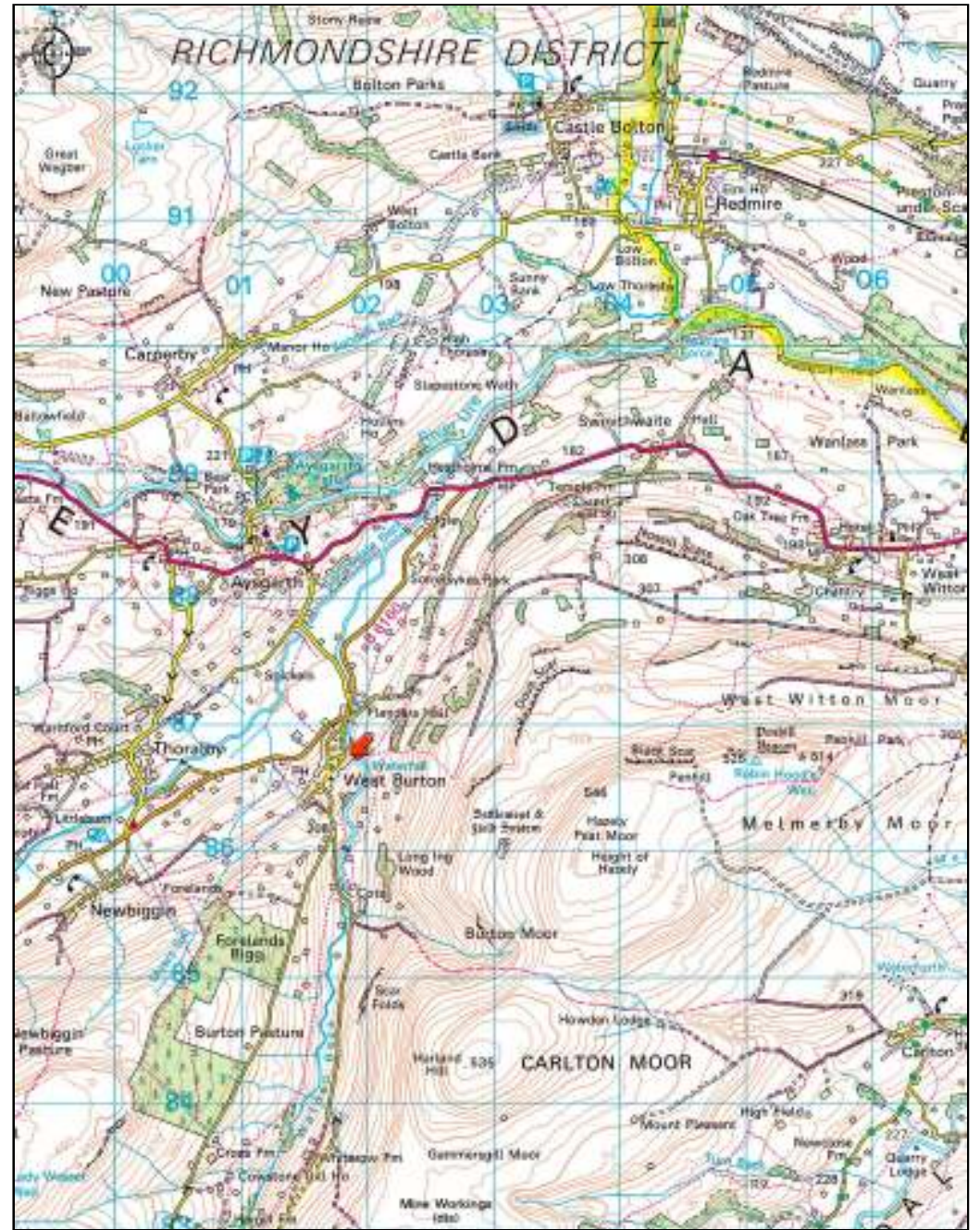
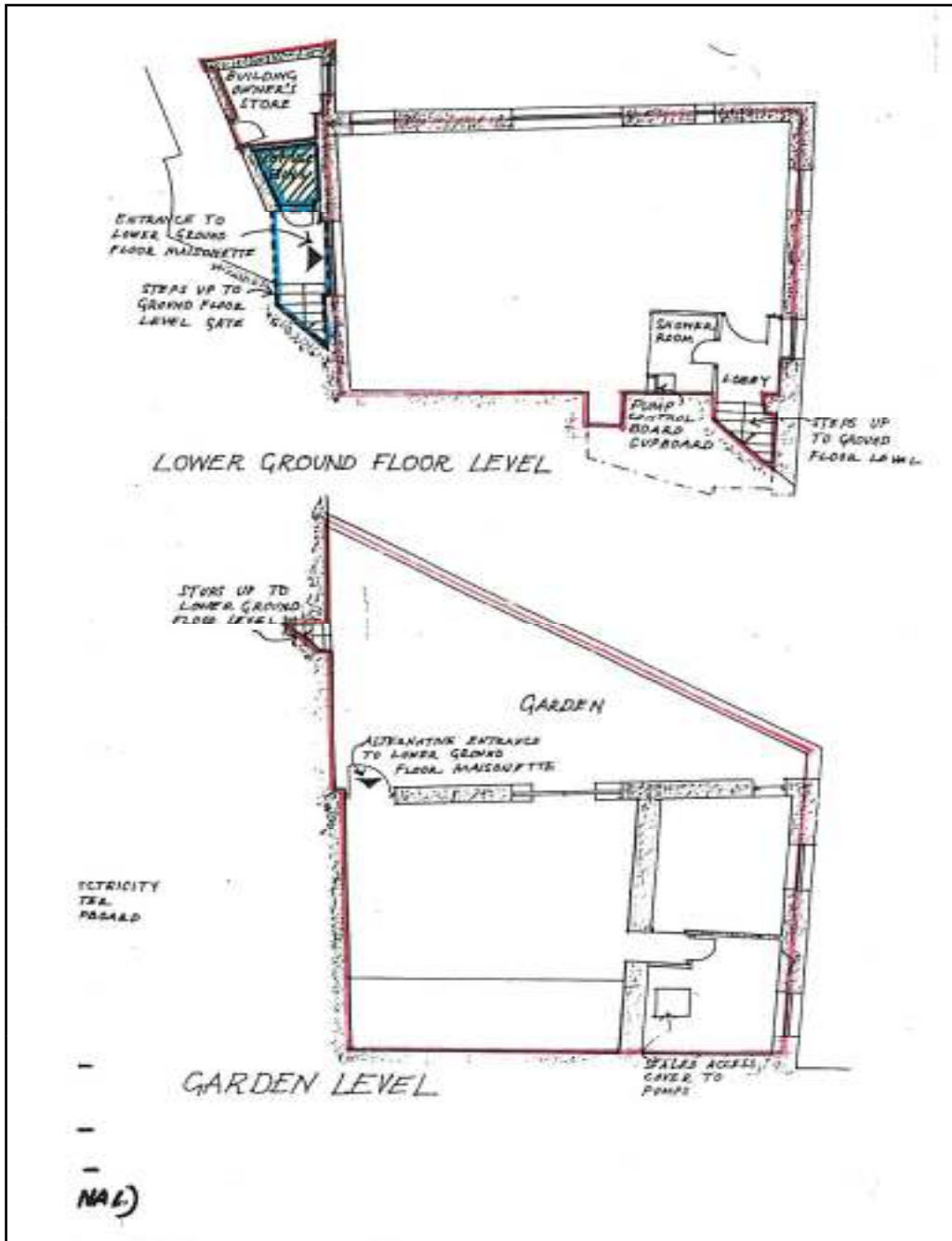


FIRST FLOOR

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.

Produced by Potterplans Ltd. 2017





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