



HEWETSON & JOHNSON

An exceptional village house with over three acres of pasture and woodland leading to Waldon Beck

Greystones , West Burton DL8 4JW





This is a rare opportunity to own a beautifully presented village house with land in a prime Dales village. The fields and woodland offer endless possibilities with wonderful views over the surrounding countryside.

Ben Pridden



- Entrance hall
- Kitchen breakfast room
- Garden room
- 3 bathrooms, 1 en suite
- Garden and land
- Drawing room
- Study
- 5 bedrooms
- Gym, utility room and back hall
- In all about 3.23 acres

Location

West Burton is a pretty Swaledale village in the Yorkshire Dales National Park, 7.7 miles from the market town of Leyburn. The village is centred on a green and served by a useful village shop and tea room, butchers, primary school, and a popular pub, The Fox and Hounds.

The area offers some of the country's finest scenery, immortalised by JMW Turner on his tour of Yorkshire. Cauldron Falls, on the edge of the village, was sketched by the artist and although never completed, the picture is kept at The Tate Gallery.

West Burton C of E Primary School was rated as Good in its latest Ofsted inspection (2023) and the nearest secondary school is The Wensleydale School and Sixth Form, which was also rated as Good (2022). The nearest private schools are Aysgarth which takes boys from three to thirteen and girls from three to eight (14 miles), Sedbergh (27 miles) and Barnard Castle (26 miles).

Northallerton railway station is 26 miles away with regular services to London (about 2 ½ hours) and Scotland (Edinburgh about 2 hours 20 minutes), and across The Pennines to Leeds and Manchester.

The House, Garden and Grounds

Greystones sits well on the village green, set back from the main street. The current owners have reconfigured the house creating a beautifully presented and well balanced home. In addition to the front door which leads into an entrance hall, there is a back hall with cupboards, a utility area and space for coats and boots, adjacent is a small gym. There is a well-proportioned drawing room with doors to a useful study, and opposite is the kitchen/dining room overlooking the village green. The fabulous garden room has doors onto a paved terrace and provides more informal living space.

In the main house there are 3 bedrooms including the impressive master suite and a house bathroom. In a separate wing are 2 further bedrooms sharing a bathroom.

There is a pretty walled garden with well planned beds, a stone workshop and a gate leading into an orchard. A short walk from the house is a stone built garage with a gallery above.

Beyond the orchard are paddocks and woodland, leading down to a grassy area by Walden Beck. The current owners picnic by the beck and have installed a lunch hut on the riverbank. There is a summerhouse too, with views over the village and beyond. The mature woodland slopes down to Cauldron Falls and there is a newly planted area of woodland. This is a wonderful piece of open country, perfect for dog walking and children, or for those with a pony or two.







Greystones

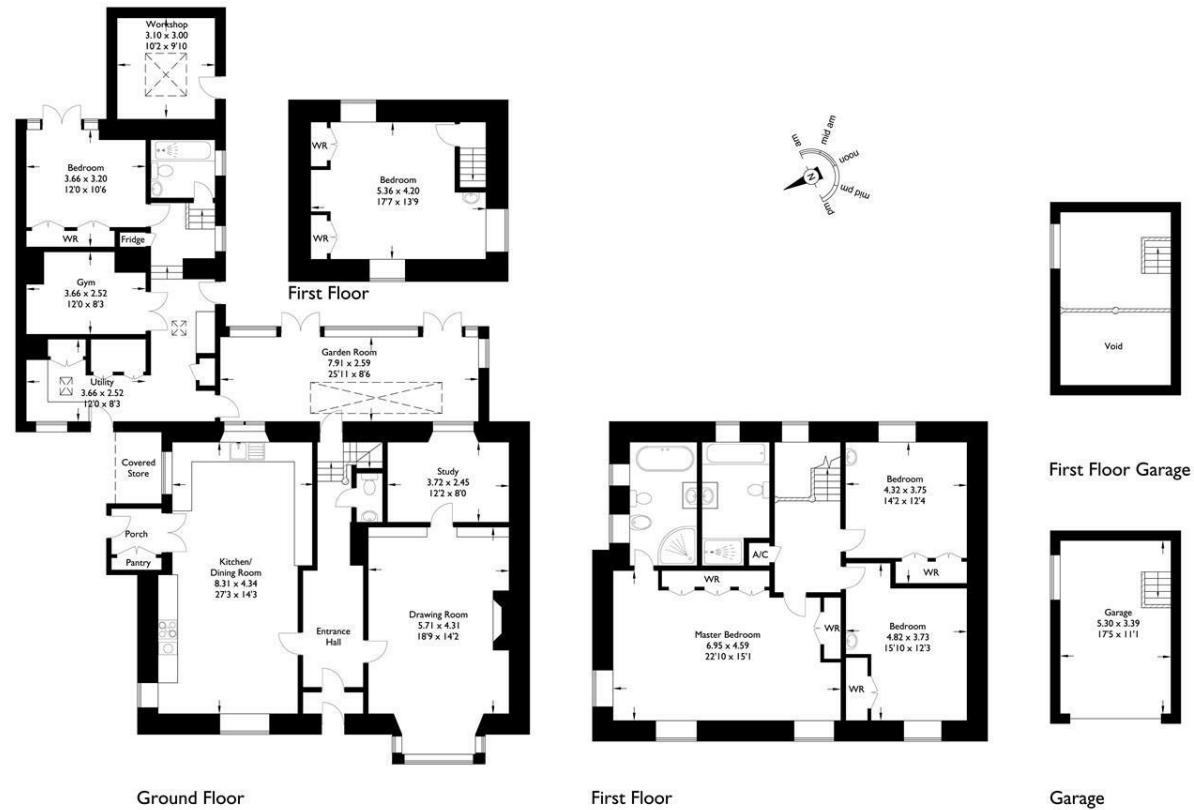
Approximate Gross Internal Area : 284.07 sq m / 3057.70 sq ft

Garage : 17.96 sq m / 193.31 sq ft

First Floor Garage : 10.03 sq m / 107.96 sq ft

Workshop : 9.30 sq m / 107.96 sq ft

Total : 321.36 sq m / 3459.09 sq ft



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating		Current	Minimum
Very energy efficient - lower running costs	(92 plus)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(1-20)		
G	Not energy efficient - higher running costs		
		71	33
England & Wales		EU Directive 2002/91/EC	

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