



Burnsall

Skipton, BD23 6BS

Offers In Excess Of £895,000



- A spacious and versatile detached country residence
- Generous sized well attended gardens
- Sunroom, dining-kitchen, shower room
- Den / home office
- Greenhouse, dog pen, workshop, garden store

- Superb views and outlook
- 2 living / sitting rooms + dining room
- 4 double bedrooms, house bathroom + shower room
- Large double garage, boiler room, utility area
- Top quality restaurant, pub and cafe close by

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A spacious and versatile detached country residence in the sought after Dales village of Burnsall. The Sheiling (Gaelic for house or shelter by the stream) was converted by our vendors 40 years ago, and is set up a private drive on a generous sized plot with stunning views and gardens. This is a rare opportunity to purchase a property in the village, and certainly one of large proportions and gardens. The views onto Burnsall Fell and the surrounding countryside are superb, and the gardens and house offer a good level of privacy. The Devonshire Fell and Red Lion Hotel offer excellent food and local ale.

Tel: 01756 700544

In Brief

A reception hall with office / den off, and return staircase to the first floor.

A dining room (which could be opened up along with the office and added to the living room) leads into the living room with fine views over the garden and fell, and with sunroom off.

Passing through the inner hallway and a shower room into a through dining-kitchen, again with fine views, and into a large double garage with boiler room and utility / laundry area.

To the first floor:- A spacious landing firstly leads to a second through living / sitting room, again with fine views. The principal and guest bedroom both have fitted furniture and vanity wash basins. Bedroom 3 also features fitted wardrobes and a vanity wash basin, and bedroom 4 has an office area. All have some pleasant views. A house bathroom with WC and separate shower room with WC completes the rooms on the first floor.

Outside

A tarmacadam drive leads up to the large double garage and there is ample parking on the surrounding apron. The property boasts extensive and well attended gardens to the rear (south facing) which are laid mainly to lawn, with well stocked borders, pond, shrubs, and trees providing plenty of space to relax, entertain and admire the stunning views onto Burnsall Fell. There is a dog compound, high quality greenhouse, workshop and store included in the sale.

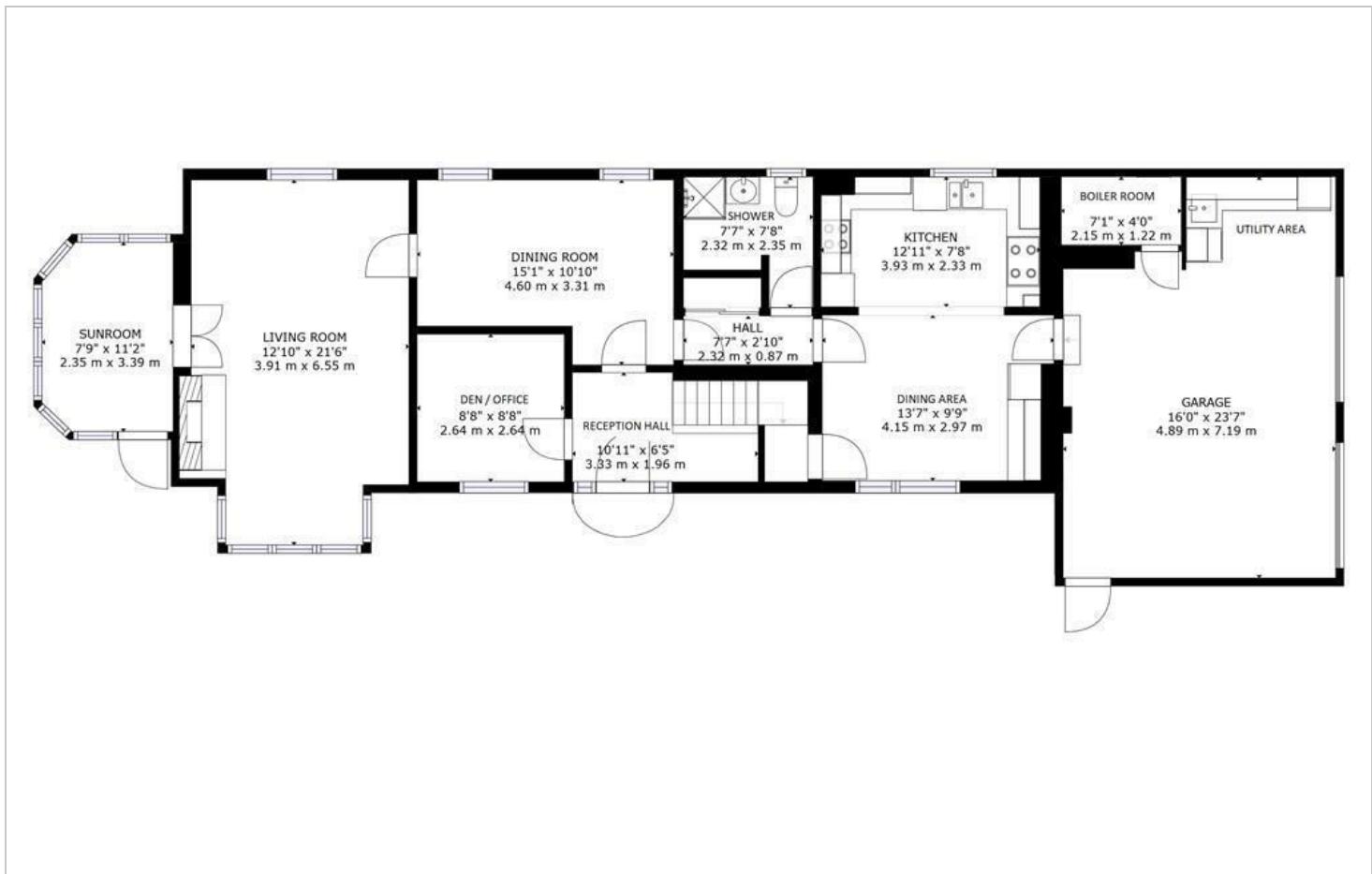
Services

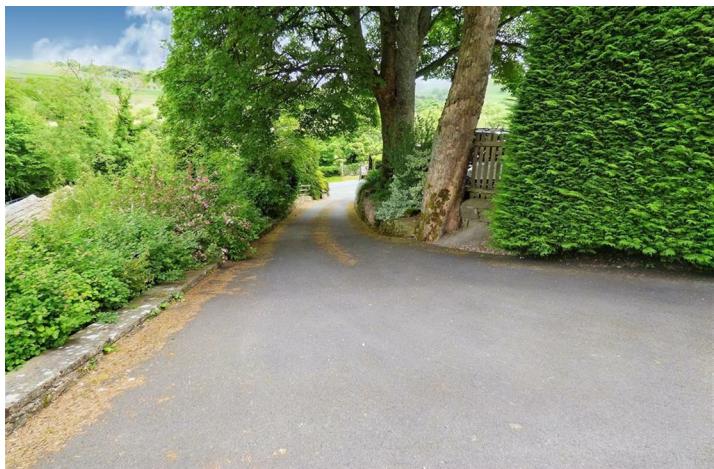
The property is on mains drainage, water and electric, and with oil fired central heating. In addition, solar panels provide a net income (after deducting own electricity charges) of circa £200 per annum. SKY and broadband are installed.

Vendors Note

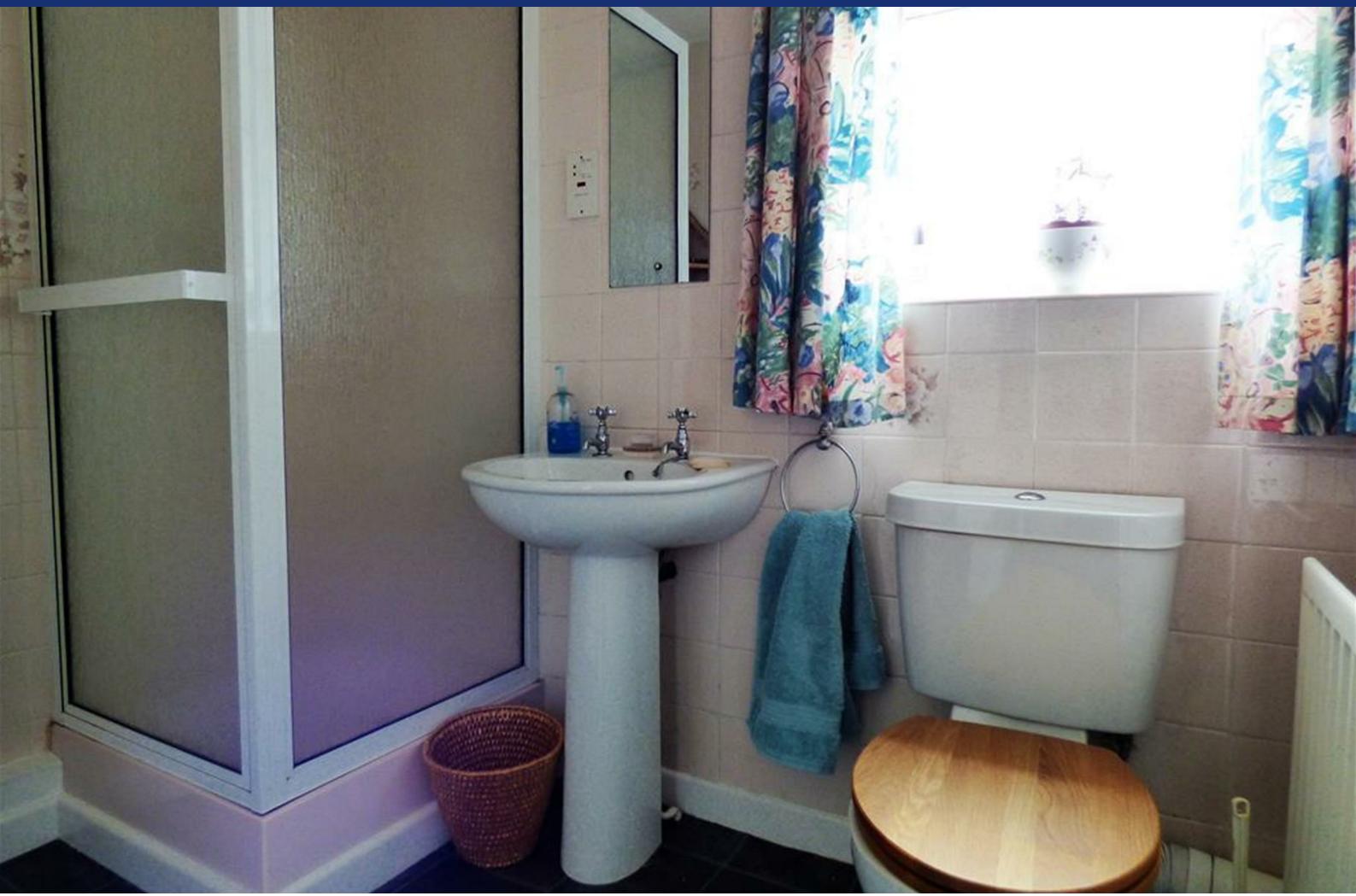
It is with some sadness that we have decided to sell The Shieling, our home for almost 40 years. It has been the hub of our family activities from Weddings, Christenings and Birthdays to Village Christmas Carol Singing, and a grandstand position for the Classic Burnsall Fell Race held every August. Whilst being very much part of the village community it is a haven of peace and tranquillity. Gentle riverside walks, or more strenuous hill and moorland treks are just outside the door. We leave with a host of wonderful memories.

Floorplan





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Energy Efficiency Graph

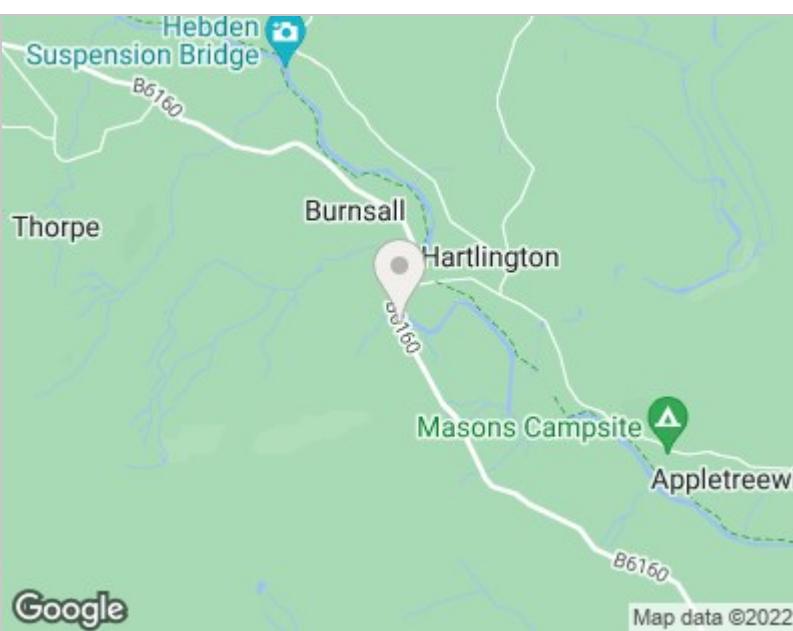
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

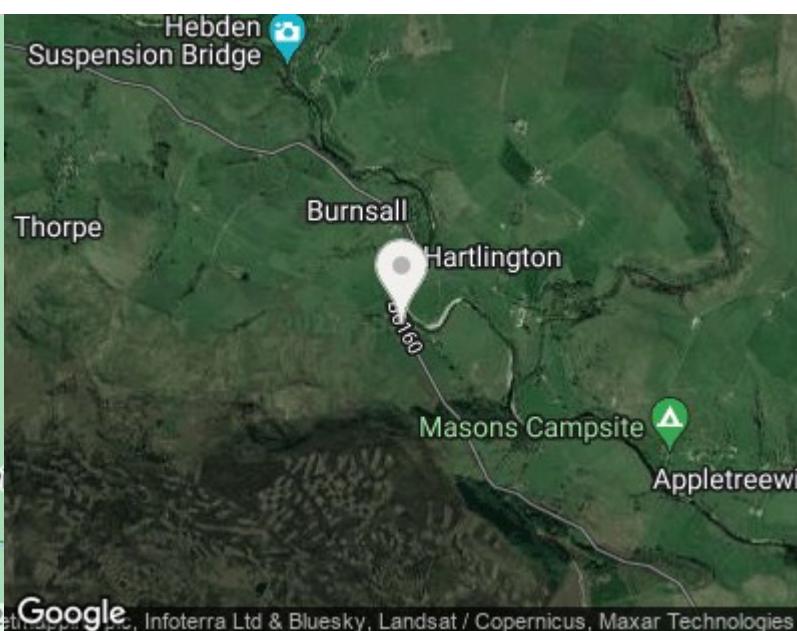
Viewing

Please contact our Hunters Skipton Office on 01756 700544 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

1 High Street, Skipton, BD23 1AJ
Tel: 01756 700544 Email:
skipton@hunters.com www.hunters.com

