



Guide Price £750,000

- Detached family home
- Spacious living accommodation throughout
- In need of some updating
- Well maintained gardens
- Ample driveway parking and a double garage
- Amazing fell views
- Rural location within easy reach of Skipton
- Stunning long distance views
- No onward chain

The Shieling, Burnsall, Skipton, North Yorkshire, BD23 6BS

This fabulous five bedroom detached house stands with a command over the picturesque village of Burnsall. With a function interior and a superb garden this property will suit a family looking for village life. The open views are magnificent over the neighbouring fells.

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Harrogate 23 miles, Skipton 11 miles, Leeds 29 miles (all distances approximate)

General remarks

Entrance through a glass panelled door into the hallway, from here a staircase to the first floor and access to a study with window to the front and a radiator. the hallway leads to the dining room with two windows to the rear and a radiator. The

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lounge sits from here and is a front to back room with two radiators, bay window to the front, stone fireplace, window to the rear and exposed stone walls. From here is the conservatory with open aspect views, Karndean type flooring, windows to three sides and doors front and rear. Back to the dining room where a corridor leads to the shower room with three piece suite, comprising, cubicle, W.C. and wash hand basin and a window to the rear. The kitchen diner has a selection of wall, drawer and base units ,oven, grill oven and space for a washer or dishwasher and a Rayburn Royal. This opens to the dining area with views of the garden. The double garage has an internal access with twin doors to the side and a personal door to the front, power light and a boiler room housing the oil fired boiler.

The first floor landing with two windows to the front, first bedroom, again a front to back room with exposed stone wall, window to the rear and a fabulous view of the garden and fell

from the front bay window. Next to another bedroom, this time with a dressing room with both having windows to the rear, a bathroom next along the corridor with panelled wall, three piece suite and heated towel rail and a window to the rear. The corridor has a storage cupboard and on then on to the bathroom with three piece suite , window to the rear, airing cupboard and a radiator. to the far end of the house two bedrooms both with fitted wardrobes, sinks and both having great views, one to the front and the other to the rear, the final bedroom to the front also have fitted wardrobes, sink and a window to the front.

Externally the sweeping driveway from streetside gives access to the double garage and ample tarmac parking to the front. The beautiful garden then stretches away to the front via pathways, with decorative features of patio, well stocked borderer, pond, outbuildings and a woodland area. There is also a brick build garden store to the rear, solar panels to the front of the roof and the oil tank to the rear.

Directions

Approaching the village from Bolton Abbey which is within some six miles, proceed towards Burnsall down the hill taking the driveway immediately after the Devonshire Fell Hotel on the left and marked by our Dacre, Son & Hartley 'For Sale' board.

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Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently G

Tenure, Services & Parking

- Freehold
- Mains electricity, water and drainage are installed. Domestic heating is from an oil-fired boiler. Solar panels are also installed
- A double garage and parking are on site
- The property is located in The Yorkshire Dales National Park

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link

<https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

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We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

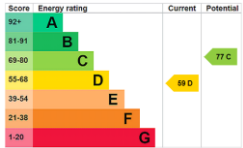
Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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Floorplans



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