

CROSBY HOUSE BURTERSETT ROAD
Hawes

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CROSBY HOUSE BURTERSETT ROAD

Hawes, North Yorkshire, DL8 3NP

An attractive and substantial, semi-detached, period family home situated within walking distance of all the amenities on offer in the market town of Hawes.

ACCOMMODATION

This handsome property offers sizeable rooms and an array of character features including various period fireplaces, bay windows, high ceilings, cornicing detail, ceiling roses, dado rails, a spindle staircase, stained-glass window within the entrance hall and original internal doors.

The feeling of space is apparent the moment you walk through the door, with large formal reception rooms, three generous double bedrooms and a significant living and dining kitchen with quality fitted cabinets.

Crosby House is perfect for those looking for a permanent home within the Yorkshire Dales National Park, with the added benefit of ample private and off-street parking, low-maintenance gardens and superb views to both the front and rear towards the fells and open countryside.

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Situation & Amenities

Hawes is in Wensleydale, within the heart of The Yorkshire Dales National Park. The property is only a short walk from Hawes town centre with many pubs, shops and local attractions on the doorstep, including The Wensleydale Creamery.

Hawes is a highly desirable tourist location with plenty of walking and cycling for the outdoor enthusiast. For those wishing to visit attractions, these include Aysgarth Falls, White Scar Caves and the Ribblehead Viaduct in relatively close proximity.

The market town also benefits from a primary school and is situated approximately 16 miles from the market towns of Leyburn and Kirby Stephen which also have secondary school facilities. Private education is situated at Sedbergh, also approximately 16 miles away.















Accommodation

The traditional front door leads into an entrance porch and onwards to the main hallway, where there is a staircase up to the first floor and doors giving access to the ground floor reception rooms and dining kitchen.

The formal drawing room to the front of the property enjoys a dual aspect and features a period fireplace. There is also a second reception room, currently utilised as a sitting room, which again has a dual aspect, allowing in plenty of natural sunlight and comprises a log burner.

The good-sized living and dining kitchen incorporates a seating area with log-burning stove and offers plenty of space for a dining table. There are solid fitted units with matching dressers, an oak island, solid wood worktops, a Rangemaster cooker and space for free-standing white goods. A door leads through to the rear hallway, which gives access to the ground floor w.c, separate shower room with basin, a substantial laundry cupboard and a utility room. There is useful access to the integral double garage and a stable door to the rear courtyard.





To the first floor, there is a substantial landing leading to four bedrooms and the house bathroom.

The principal bedroom is a spacious double benefitting from an en suite shower room complete with shower, vanity basin and w.c. There is a second, large double bedroom with views to the front of the property and a Jack and Jill-style en suite shower room, linking to the fourth bedroom which is a single bedroom currently utilised as a study.

At the rear of the property, there is a further double bedroom and good-sized house bathroom complete with a bath and separate shower.

Externally

The property has fenced and stone-walled boundaries with parking for several vehicles to the side. There are timber gates opening to a gravelled area which could be used for additional parking and leads to the double garage.

At the front of the property, there is a low-maintenance garden with flower beds, borders and a stone paved seating area. To the rear, there is an additional seating area, well-stocked flower beds, mature shrubs and plants.

Local Authority & Council Tax Band

North Yorkshire Council. The property has a council tax band rating of B.

Services & Other Information

Mains connections to water, electric and drainage. Oil-fired central heating.
The property also benefits from solar panels.

Tenure

The property is believed to be freehold with vacant possession on completion.

Viewings

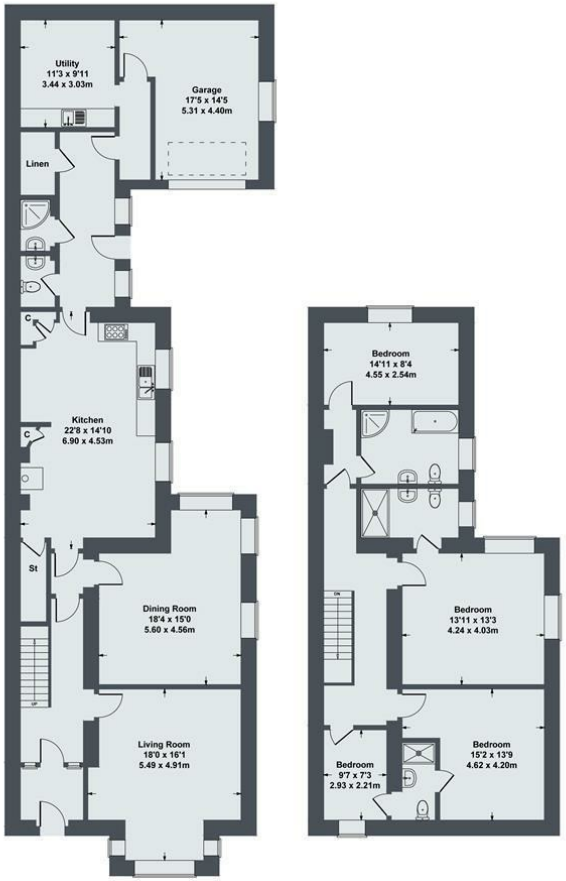
Strictly by appointment through GSC Grays. Telephone 01748 829217.

Owner's Insight

We have loved living at Crosby House. It is generous and spacious in size with a warm and welcoming atmosphere. We love the period features, particularly the stained glass inner door, staircase and banisters and the wooden door frames. Additionally, visitors are always surprised by how deceptively large the interior of the property is. The views to the front and rear are gorgeous, whether it is the new born lambs to the back, or the swallows soaring around the eaves on a summers evening or even the occasional visit from a red squirrel. There is always something beautiful to observe from Crosby House.

Crosby House, Burtersett, Hawes

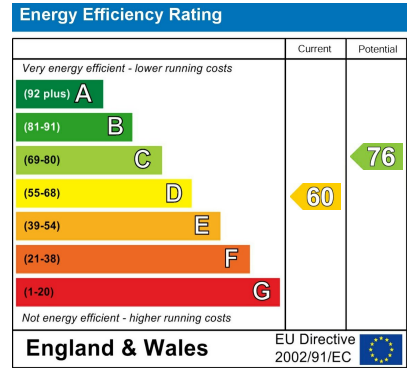
Approximate Gross Internal Area
2648 sq ft - 246 sq m



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.

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