

Central Chambers
Market Place
Leyburn
North Yorkshire
DL8 5BD

J.R. HOPPER & Co. EST. 1886

www.jrhopper.com enquiries@jrhopper.com

Leyburn 01969 622936
Hawes 01969 667744
Settle 01729 825311
Kirkby Stephen 01768 258002

"For Sales In The Dales"



Oak Tree House Farm, West Witton

- Fantastic, Detached Period Residence With
- Adjoining 2 Bed Barn Conversion & 1 Bed Annex
- Generous Grounds with Lawn, Patio's, Inc 0/9 Acres of Land Adjacent
- Fabulous Location with Stunning Views
- Garage, Workshop & Utility Room
- Ample Private Parking to Front
- 0.9 Acres of Land/Orchard Adjacent
- Currently Holiday Let with Income
- Flexible Accommodation with Multiple Uses

Postcode: **DL8 4LR**

Tenure: **Freehold**

Council Tax Band: Currently
Business Rated

Energy Efficiency Band: **C**

Local & Planning Authority:
North Yorkshire Council &
Yorkshire Dales National
Parks

Guide Price: £900k to £1m



- Main House:** 3 Beds, Sitting Rm, Dining Rm, Kitchen, Utility. Cellar. Bathroom & En-Suite.
- **Barn Conversion:** 2 Beds, En-suite & Shower Rm, Open plan Living Room, Kitchen & Conservatory.
 - **Stables Annex:** Studio style open plan with 1 Bed, Shower Rm, Sitting Rm, Kitchen.

Oak Tree House Farmhouse is a fantastic, detached property with adjoining barn conversion and annex which are currently utilised as holiday accommodation, located on the edge of the popular village of West Witton.

West Witton is only 4 miles from the bustling market town of Leyburn. It is most famous for the award-winning Wensleydale Heifer Restaurant and Hotel and is home to Penhill. It also has a thriving community with a number of activities in the village, these include a table tennis club, book club, scrabble club, ladies' handicraft and WI. There is also a village shop, mobile post office three times a week, church, public house which offers regular quiz's, darts teams and quoits. For families there is a large playing field with adventure playground.

Enjoying far-reaching views across open countryside and with idyllic walking routes right on the doorstep, Oak Tree House Farm is perfectly positioned just a short drive from the popular market town of Leyburn.

Originally constructed in 1812, this striking period property offers approximately 3,663 sq. ft. of immaculately presented living space, thoughtfully arranged over two floors. Painstakingly renovated in 2017, with further development of The Stables annexe completed in 2021, the main farmhouse and adjoining barn now blend timeless character with modern comforts. Charming original features such as casement windows, working shutters, high ceilings, exposed beams, and handcrafted joinery have been carefully preserved. Both the farmhouse and barn are currently run as successful holiday accommodation, each enjoying panoramic views from most rooms.

The ground floor centres around a welcoming reception hall and flows into an elegant sitting room and spacious dining room—each featuring timber floors, character fireplaces, and wood-burning stoves. The heart of the home is a generously proportioned kitchen, complete with underfloor heating, an original feature fireplace, bespoke cabinetry, a central island with seating, a double Belfast sink, and a separate fitted utility room boasting original stone shelving and a cloakroom. A large cellar provides additional storage or conversion potential.

Upstairs the principal bedroom offers Jack & Jill access to a stylish en-suite shower room, shared with the third double bedroom. The second dual aspect double bedroom enjoys plenty of natural light. A contemporary family bathroom completes the first-floor accommodation.

Adjoining the main farmhouse is a beautifully converted two-bedroom barn, offering stylish and contemporary living accommodation. The ground floor features an open-plan kitchen and sitting area, complete with a freestanding wood-burning stove and a light-filled conservatory, creating a perfect space for relaxing or entertaining. Upstairs, there are two generously sized double bedrooms, served by a modern en-suite bathroom and a separate shower room. Externally, there is a fully glazed and fitted utility room for added convenience.

There is also potential to reconfigure the layout by integrating the barn with the main farmhouse to create a single, larger residence—subject to the necessary planning consents.

The self-contained converted stable comprises a sitting room with a freestanding woodburning stove, fitted kitchen, shower room and separate WC with underfloor heating. There is also a first-floor mezzanine bedroom.

OAK TREE FARMHOUSE Ground Floor

Entrance Hall Tiled flooring. Radiator. Underflooring heating. Front door.

Sitting Room Engineered wooden flooring. Ceiling beams. Radiator. AGA wood burner on stone hearth. Wooden mantle. Feature shelving. Double glass doors to rear. Window to front.

Kitchen Well-appointed kitchen. Stone flagged flooring. Ceiling beams. Wooden base units. Wooden work tops. Kitchen Island. Belling double electric oven. Belfast sink. Partially tiled walls. Integrated dishwasher. Traditional open fire with bread oven. Window to front with window seat. Window to rear. Door to cellar.

Dining Room Engineered wooden flooring. Ceiling beams. Radiator. Log burner in feature stone surround. Window to side. Door to front garden.

Utility Room Stone flagged flooring. Tiled splashback. Radiator. Bespoke wooden wall and base units. Pantry stone shelves. Wooden work top. Belfast sink. Plumbing for washing machine. Stable door to rear.

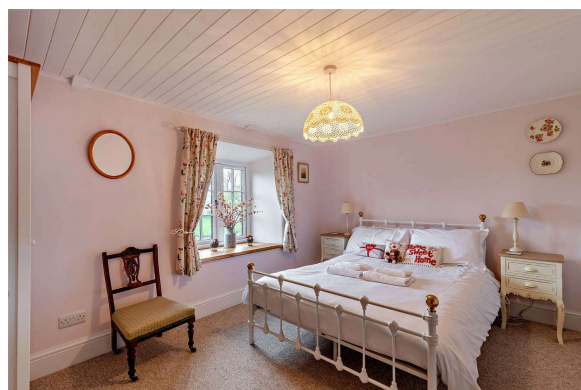
Downstairs WC Stone flagged flooring. Radiator. WC. Washbasin. Window to side.

Cellar Additional storage or conversion potential.

First Floor

Stairs & Landing From Dining Room Fitted carpet.

Shower Room Vinyl flooring. Ceiling beams. Victorian style radiator. Further radiator. Walk in shower. Washbasin in vanity unit. WC. Window to side.





Bedroom 3 Double bedroom. Fitted carpet. Radiator. Loft hatch. Window to side.

Bedroom 1 Large double bedroom. Fitted carpet. 2 Radiators. Windows to front and rear.

Landing & Stairs Landing and stairs from main entrance hall. Fitted carpet. Turned staircase. Loft access. Window to rear.

Bathroom Tiled flooring. Partially panelled walls. Victorian style radiator and further radiator. Shower cubicle. WC. Washbasin in vanity unit. Free standing Victorian style bath, airing cupboard with hot water cylinder. Window to front.

Bedroom 2 Large double bedroom. Fitted carpet. 2 Radiators. Windows to front and rear.

BARN CONVERSION Ground Floor

Open Plan Kitchen & Living Room

Kitchen Tiled flooring. Ceiling beam. Good range of bespoke wall and base units. Wooden worktops. Range style electric oven and hob. Belfast sink. Space for Fridge freezer. Front door. Window to rear.

Living Area Laminate wood flooring. Ceiling beams. 2 Radiators. Multi-fuel stove on stone hearth. Feature stone shelving. Breakfast bar. Windows to front and side.

Conservatory Laminate wood flooring. Radiator. Windows to 3 aspects. Double patio doors to rear.

First Floor

Stairs/Landing Fitted carpet. Window to side. Loft access.

Bedroom 2 Good double bedroom. Fitted carpet. Radiator. Windows to rear and side.

Bedroom 1 Good double bedroom. Fitted carpet. Radiator. Window to rear.
En-suite: Wooden flooring. Partially tiled walls. WC. Washbasin in vanity unit. Bath with shower over. Window to front.

Shower Room Laminate wood flooring. Partially tiled walls. Heated towel rail. WC. Washbasin. Shower cubicle. Window to front.

The Stables Annex Ground Floor

Open Plan Sitting Room & Kitchen Beautiful sitting room with vaulted ceiling with oak beams. Stone flagged flooring with underfloor heating. Radiator. Feature wall niches. Freestanding woodburning stove. Windows on 2 aspects. Staircase to mezzanine.

Inner Hall Stone flagged flooring with underfloor heating. Stable door to rear outside area.

Shower Room Shower cubicle. WC. Washbasin. Underfloor heating.

First Floor

Mezzanine Double bedroom. Feature beams. Velux windows.

OUTSIDE

Grounds & Land There is a lovely large garden mainly laid to lawn bordered by well-established shrubs, plants and flowers, with various seating areas to sit out and enjoy the sunshine. There is also a pond and terraces to the front and rear of the property.

The property also benefits from 0.9 acre paddock with orchard, which is located just over the road from Oak Tree House Farm.

Garage & Workshop Large garage which was originally cart sheds, with solar panels and a separate workshop.

Utility Room Boiler. Plumbing. Windows and doors on two aspects.

Parking Large gravelled driveway with an abundance of private parking.

Services

Mains electric and water.

Private drainage: A foul drainage report is available confirming the drainage is compliant with current regulations.

Flood Risk: Noted as a very low, with no history of flooding.

Broadband: Superfast: 36 Mbp.

EPC - Main house - rating C, The Barn - rating C, The Stable - rating D





Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

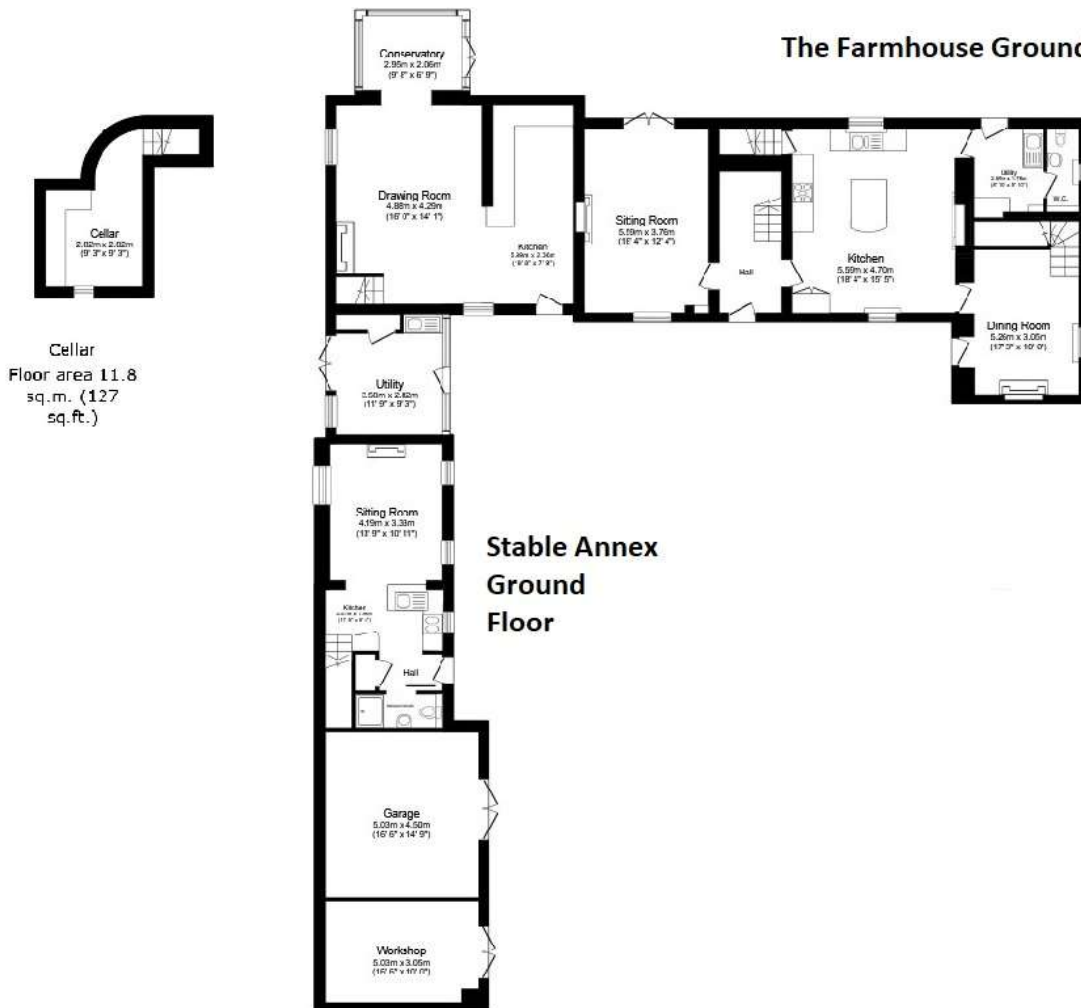
Score	Energy rating	Current	Potential
92+	A		105 A
81-91	B		
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Score	Energy rating	Current	Potential
92+	A		112 A
81-91	B		
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Items in these photographs and tours may not be included in the sale • J. R. Hopper & Co. has not tested services, fixtures, fittings, central heating, gas, and electrical systems. If in doubt, purchasers should seek professional advice • J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective Purchasers. In addition, the Purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure • Viewings by appointment only.

The Barn Ground Floor

The Farmhouse Ground Floor



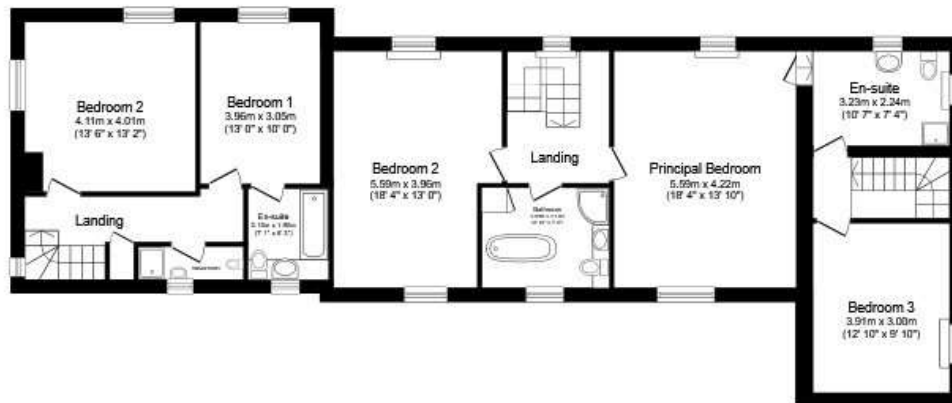
Ground Floor
Floor area 221.0 sq.m. (2,379 sq.ft.)

Total floor area: 372.8 sq.m. (4,013 sq.ft.)

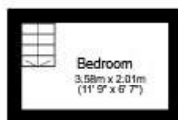
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Barn

Farm House



Mezzanine bedroom



First Floor

Floor area 140.0 sq.m. (1,507 sq.ft.)