



No.3 Fell View,, East Witton, Leyburn, North Yorkshire, DL8 4SJ
£425,000

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REFURBISHED & IMMACULATE HOME with Fabulous GARDENS, OUTBUILDINGS & STUNNING VIEWS – VIEWS from everywhere! 7.95m (26'0") SITTING & DINING ROOM, BREAKFAST ROOM/SNUG & 5.74m (18'9") KITCHEN (2022); 3 Double BEDROOMS, BATH/SHOWER ROOM & ground floor WASHROOM/WC. Delightful GARDENS, WORKSHOP/STORE, insulated STUDIO with adjoining PERGOLA - Perfect for entertaining or quiet relaxation alike. EAST WITTON is one of the area's most sought after locations, situated between Cover Bridge & Jervaulx in The Yorkshire Dales National Park. The property overlooks the protected village green & is surrounded by beautiful countryside - the perfect destination for a country escape. The village has a Monday-to-Wednesday Post Office, a Tennis Court, an active Village Hall & the 12th century St. John the Evangelist Church. There are 2 Pubs within walking distance (The Cover Bridge Inn & The Blue Lion) & fabulous walks from your front door, including down to the River Cover - day-ticket Fly Fishing available.

HALL 4.20m x 1.20m (13'9" x 3'11")

Staircase to first floor with under-stair cupboard with light point & also housing the oil boiler. Westex textured LVT flooring & UPVC double-glazed window to rear.

WASHROOM/WC

Inset washbasin & inset WC with built-in cupboards.

SITTING & DINING ROOM (VIEWS & South Facing) 7.95m x 3.60m max (26'0" x 11'9" max)

A superb light-filled room with fireplace, multi-fuel stove & Westex textured LVT flooring. UPVC double-glazed window to front & UPVC double-glazed patio door to Garden Sitting Area overlooking the Village Green & Fells.

BREAKFAST ROOM/SNUG 3.66m x 2.09m (12'0" x 6'10")

...or SNUG. Quality built-in shelved cupboards & Westex textured LVT flooring. UPVC double-glazed window to rear with ergonomic integral blinds & open to:

Fabulous KITCHEN (VIEWS) 5.74m x 2.49m (18'9" x 8'2")

Fitted with a quality range of soft-close wall & floor units, including pull-out larder & rotary units. Solid Oak shelving & Granite worktops with inset Belfast sink. 5-ring Rangemaster cooker space, large fridge-freezer recess, plumbing for dishwasher & washing machine. Down-lighting & Westex textured LVT flooring. UPVC double-glazed windows to side & rear, & UPVC double-glazed door with side screen to outside.

FIRST FLOOR LANDING (VIEWS)

Loft access with ladder & light point. UPVC double-glazed window to rear.

BEDROOM 1 (VIEWS) 4.27m x 3.30m min (14'0" x 10'9" min)

UPVC double-glazed window to front with great views.

BEDROOM 2 (VIEWS) 3.61m x 3.13m (11'10" x 10'3")

Built-in airing cupboard with hot-water cylinder. UPVC double-glazed window to front with great views.

BEDROOM 3 (VIEWS) 3.12m max x 2.44m (10'2" max x 8'0")

Including built-in cupboards & plinth. UPVC double-glazed window to rear with great views.

BATH/SHOWER ROOM (VIEWS) 2.07m x 2.05m (6'9" x 6'8")

J-shaped curved panel bath with digital drench shower & handset over, inset washbasin & inset WC with built-in cupboards. illuminated mirror with shaver point, down-lighting & UPVC double-glazed window to rear with great views.

OUTSIDE FRONT

Stone boundary wall with 5-bar vehicular & pedestrian gates to parking area. Lovely Screened South Facing COTTAGE GARDEN with water feature - a great place to sit, completely relax & enjoy.

REAR GARDENS (VIEWS)

Luscious deep flower/shrub border, stone flagged path & water feature. Steps to lawned garden with flower/shrub borders, raised vegetable, herb & fruit beds.

Bespoke WORKSHOP/STORE 3.66m x 2.44m (12'0" x 8'0")

Light & plenty of power sockets.

Insulated STUDIO 3.20m x 2.30m (10'5" x 7'6")

Double-glazed windows, light & power (4 double sockets) & adjoining PERGOLA (3.30m x 2.50m/10'9" x 8'2") with established Grape Vine - Perfect for entertaining or quiet relaxation alike.

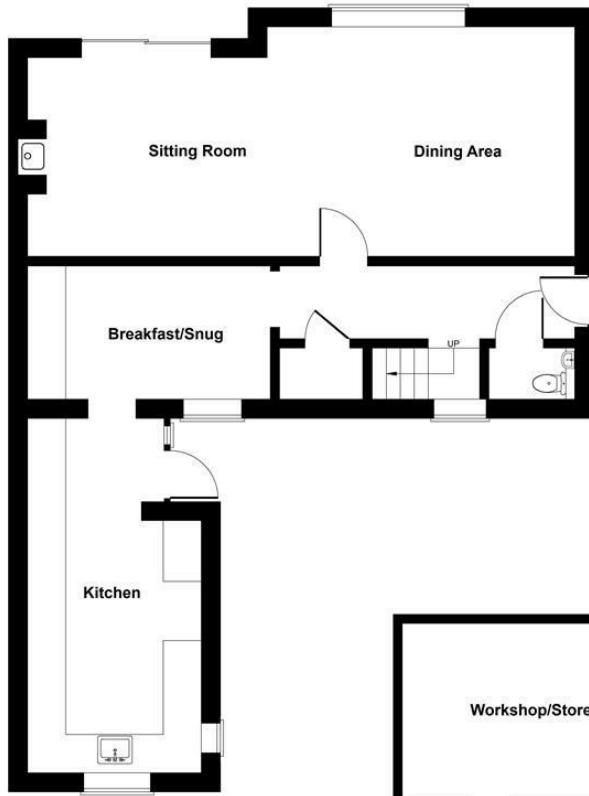
NOTES

1. Freehold
2. Mains Electricity & Water & Drainage
3. Council Tax Band: C
4. EPC: 50-E
5. Oil Central Heating & UPVC Double-glazing
6. National Park Location



£425,000

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.
 Produced by Potterplans Ltd. 2025



OUTBUILDINGS

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E		50
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

EU Directive
2002/91/EC



Environmental Impact (CO₂) 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>		

EU Directive
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