



GSC GRAYS
PROPERTY • ESTATES • LAND

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CHERRY TREE COTTAGE, WEST WITTON LEYBURN, NORTH YORKSHIRE, DL8 4LP

Tucked away, stone built period property with off road parking, situated in the popular village of West Witton on the footsteps of the Yorkshire Dales National Park. With a wealth of original features throughout, two double bedrooms, shower room, lounge with feature LPG gas fire, kitchen, cellar and double glazing throughout. Providing an ideal opportunity to make a home, bolt-hole or holiday let. EPC Rating (EER) of F 22.

- Period Property
- Tucked Away
- Two Double Bedrooms
- Original Features
- Off Road Parking
- Situated in the Yorkshire Dales National Park
- EPC Rating (EER) of F22



Offers in the region of £160,000

VIEWING STRICTLY BY APPOINTMENT WITH THE VENDOR'S SOLE AGENTS

CHERRY TREE COTTAGE, WEST WITTON

LEYBURN, NORTH YORKSHIRE, DL8 4LP

SITUATION & AMENITIES

The village of West Witton lies on the A684 between Leyburn and Aysgarth in the heart of the Yorkshire Dales National Park. Main line train service from Northallerton (22 miles) and Darlington (26 miles), A1 North/South at Leeming Bar (16 miles). Please note, all distances are approximate. National and International airports at Newcastle, Leeds/Bradford and Durham Tees Valley.

AMENITIES

The village has a shop, a traditional public house, a Church and a mobile Post Office service three times a week. It is also home to the renowned restaurant and hotel, The Wensleydale Heifer. The nearby market town of Leyburn provides several public houses, restaurants, shops, hotels and supermarkets. There are primary schools at West Burton and Leyburn and state secondary schools in Leyburn, Richmond and Ripon. Private schools in the area are at Newton Le Willows (Aysgarth prep school), Sedbergh and Barnard Castle. Buses connect from West Witton to Leyburn, Hawes, Ripon, Bedale and Richmond.



DESCRIPTION

Tucked away, stone built period property with off road parking, situated in the popular village of West Witton on the footsteps of the Yorkshire Dales National Park. With a wealth of original features throughout, two double bedrooms, shower room, lounge with feature LPG gas fire, kitchen, cellar and double glazing throughout. Providing an ideal opportunity to make a home, bolt-hole or holiday let.

ACCOMMODATION

ENTRANCE PORCH

Enter via one step to double glazed porch and inner stable door.

HALLWAY

With cupboard for coats/shoes and doors to kitchen, cellar and living room.

KITCHEN 4.14 x 3.27m (13'7" x 10'9")

A modern hardwood kitchen with a range of wall and floor mounted units, marble work tops, tiled splash backs, Belfast sink, space for electric cooker and freestanding fridge freezer. Feature beams and tongue and groove panelling to ceiling.



LIVING ROOM 4.24 x 3.27m (13'11" x 10'9")

Feature LPG gas fire set in original fire place with stone surround and lintel. Exposed wooden beams and tongue and groove panelling to ceiling. Cupboard with shelving and doorway leading to first floor.



BEDROOM ONE 4.29 x 3.36m (14'1" x 11'0")

A double room with feature period open fireplace, inset cupboard, tongue and groove panelling to ceiling and window to front.



BEDROOM TWO 2.65 x 2.42m (8'8" x 7'11")

A second double room with built in cupboard and window to rear.



SHOWER ROOM

Modern suite with shower cubicle & electric shower, wash basin, WC and window to front.

CELLAR

Stairs lead down to cellar, with white wash walls, two rooms providing storage and space with plumbing for washing machine.

EXTERNALLY

Reinforced concrete hard standing to rear providing parking with wooden fenced border. Formally a garden area and could be used for plant pots and outside sitting area, enjoying views to the countryside surround.

OUTBUILDING

Situated just opposite the parking area, a traditional stone built out building, providing dry storage or could be used as a small workshop.



TENURE

The property is sold as freehold with vacant possession on completion.

SERVICES

The property has mains drains, water (metered) and electricity. Heating is provided by electric panel heaters & an LPG Gas fire in the living room.

LOCAL AUTHORITY

The Local Authority is Richmondshire District Council (01748 829100).

VIEWINGS

Viewings are strictly by appointment via the Agents only.

PARTICULARS

The particulars were written & photographs taken January 2018.

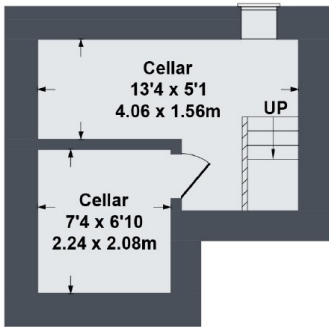


GSC GRAYS

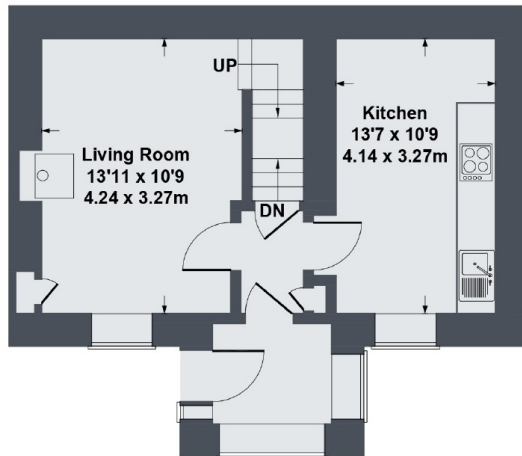
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Cherry Tree Cottage

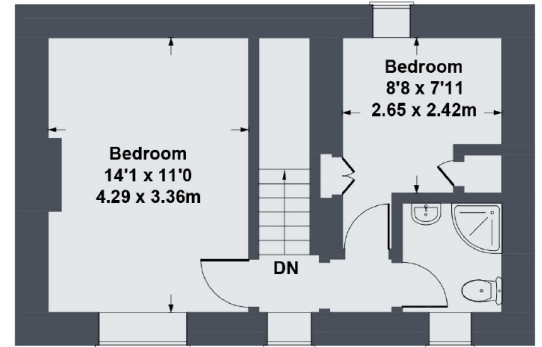
Approximate gross internal area
823 sq ft - 77 sq m



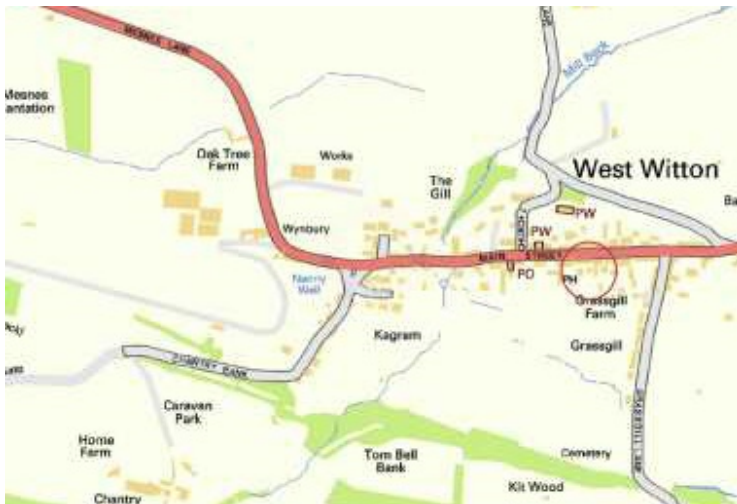
CELLAR



GROUND FLOOR



FIRST FLOOR



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|------------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | 100 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | 22 | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) A | | | 90 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | 17 | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Disclaimer Notice: PLEASE READ:

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