



34 East Witton

Leyburn, North Yorkshire, DL8 4SH



Robin Jessop

A TRADITIONAL DETACHED HOUSE LOCATED IN A SOUGHT-AFTER VILLAGE LOCATION

- Attractive Double Fronted House
- Three Reception Rooms
- Four Double Bedrooms
- Some General Updating Required
- Garage & Outbuildings
- Substantial Walled Gardens (0.36 Acre)
- Sought After Village Location
- Idyllic Position Around the Village Green
- Guide Price: £750,000

SITUATION

Leyburn 4 miles. Masham 7 miles. Bedale 10 miles. Ripon 16 miles. Northallerton 18. Leeds Bradford and Newcastle Airports are approximately a 1 hour and 15 minutes' drive. There is a mainline railway station in Northallerton with a direct route to London Kings Cross.

The property is beautifully positioned around East Witton village green. The location is very accessible for the nearby market towns of Leyburn, Masham and Bedale as well as the larger centres of Harrogate, York and Teesside.

East Witton is a renowned and desirable village with a large village green at the centre. The village benefits from village hall, church and award-winning Restaurant, The Blue Lion.

DESCRIPTION

34 East Witton is an attractive double fronted stone-built property located in the sought-after village of East Witton. The property has been well maintained during the 48-year ownership yet would now benefit from some modernisation. The property is partly double glazed, with secondary glazing to the front and has oil fired central heating.



The ground floor is entered via a good-sized utility room, which leads into the kitchen diner. This room features a range of wooden units with a tiled floor, an electric aga which is included in the sale, two hob gas cooker, ample space for a family dining table and doors which lead through into the conservatory opening onto the delightful gardens to the rear.

The ground floor also comprises a well-proportioned living room with a multi fuel stove set within an impressive stone fireplace, a formal dining room, a small study and shower room.

To the first floor there are four good sized double bedrooms which each enjoy an excellent view. The main bedroom is a very generous size with two large windows with spectacular views overlooking the garden and fellside and boasts a feature fireplace. They share the house bathroom which is panelled and features a WC, basin and a cast iron bath.

Externally the property is complemented by parking on the drive to the left side of the property together with a single garage and traditional stone-built outbuildings with a pantile roof. The gardens are a very generous sized extending to 0.36 acre and feature a walled garden with large lawn, a mix of flower beds, fruit trees and shrubs making it very private. Beyond this is a further area of lawn with trees which are adjacent to open fields. The gardens offer huge potential and would be ideal for a buyer looking to grow their own fruit and veg.

The property will make an ideal home for a growing family in a prime village location.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.



BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.

///scrub.womanly.cookies

FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band G.

SERVICES

Mains electricity, mains water and mains drainage. Oil fired central heating. Broadband connection available.

LOCAL AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD Tel: 01609 780780.



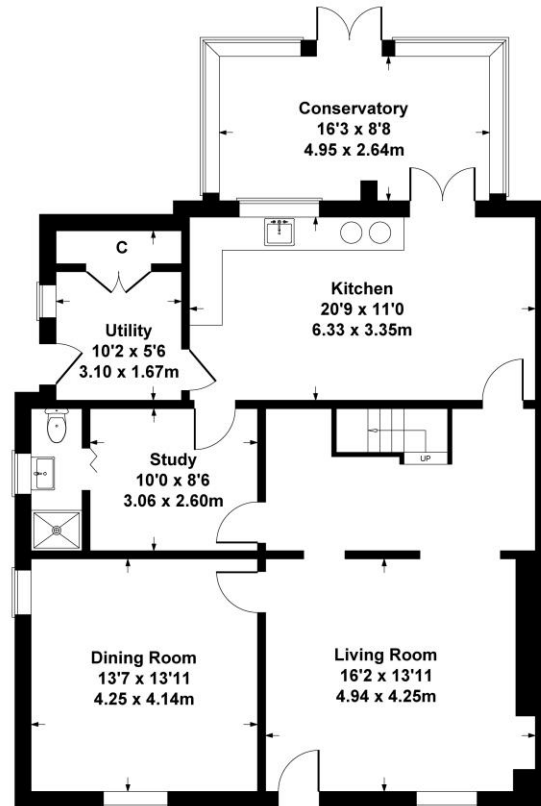
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Approximate gross internal area
 Main House = 196 sq m - 2110 sq ft
 Outbuilding = 52 sq m - 560 sq ft
 Total = 248 sq m - 2670 sq ft

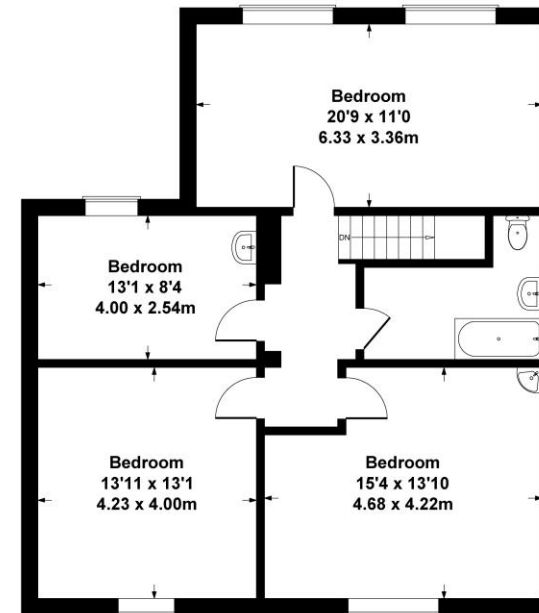
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Outbuilding



GROUND FLOOR



FIRST FLOOR

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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