



The Moongate

Main Street, West Witton, Leyburn, North Yorkshire, DL8 4LP



Robin Jessop

A STUNNING HIGH SPECIFICATION PARTIAL BARN CONVERSION BEAUTIFULLY SITUATED IN A SECLUDED VILLAGE LOCATION

- Spacious Partial Barn Conversion
- High Specification Fixtures & Fittings Throughout
- Three Double Bedrooms
- Substantial Gardens with Vegetable Plot & Orchard
- Ample Parking & Double Garage
- Central Village Location
- Ideal Family Home
- High Energy Efficiency with Rating B/82 and Solar Panels
- Guide Price: Offers in Excess of £595,000

SITUATION

Leyburn 4 miles. Hawes 13 miles. Bedale 15 miles. A1(M) Interchange at Leeming Bar 17 miles.

West Witton is a popular village within the Yorkshire Dales National Park. The village benefits from a Public House, a well-stocked village store, renowned restaurant - The Wensleydale Heifer, a village hall and a variety of local clubs and activities. It is also well placed for walks to Bolton Hall, Penhill and beyond.

The position on the A684 means it is convenient for access to the nearby market towns of Leyburn and Bedale where there is a wide range of amenities and facilities as well as being within reasonable commuting distance of the larger centres of Teesside, Harrogate, Leeds and York.

DESCRIPTION

The Moongate comprises an attractive and deceptively spacious partial barn conversion in a quiet and secluded position. Upinor underfloor heating runs throughout all rooms on the ground floor and oil-fired central heating radiators upstairs. Solar panels help reduce energy costs and carbon footprint. The property is entered via a stable door that opens into a spacious boot room and morning/dining room with stone flagged floor and French doors leading directly out to the garden. To the left of the stable door entrance is a comprehensive utility room with sink, plumbing for a washing machine and dryer and an undercounter fridge/freezer space, all beneath a Silestone worktop. Off to the side is a boiler room with full size sink, WC, cloaks/utility equipment area, electric



box and SolariBoost water heating unit; French doors open out to the east garden. Uniquely there is an area of exposed plaster with an inscription dating back to 1851. Paddle steps lead up to an office/craft room above.

To the right is an impressive kitchen/central island area featuring a range of quality-fitted, auto-closing undercounter units, Elica extractor hood, a Franke double sink, integrated Neff oven, microwave, induction hob and dishwasher and Liebherr integrated fridge; all are complemented by Silestone worktops. A travertine tiled floor runs throughout. French doors to the side lead into the east garden. A double-sided wood burner is shared between the kitchen and the sitting room which also has French doors facing onto a south walled garden. Off the sitting room is a pitched ceiling office which could also be used as a library, craft/play room, or snug. A further west-facing sitting room, that gets the late afternoon/evening sun, has a door leading out to the front courtyard. This area also contains a separate room with shower, WC, basin and bidet. Dimmer switches are installed throughout.

A timber staircase with feature balustrade and stair lights leads up to a first floor with three double bedrooms, each with timber flooring throughout and all enjoying a lovely outlook across the gardens. The main bedroom has fitted oak wardrobes with self-closing drawers, good hanging space and storage cupboards above. Two bedrooms are fitted with dimmer lights. A drop-down ceiling staircase in the east bedroom gives access to a fully boarded loft with sky light. There are two light-filled bathrooms, both on dimmer switches and both with Villeroy and Boch dual basins, WC, bidet and Hansgrohe taps; both rooms have a spacious shower cubicle and there is a luxurious semi free-standing bath in the larger bathroom.

Externally the property is complemented by delightful gardens extending to 0.59 acres in total. They include a vegetable patch, orchard, lawn, and patio areas and a range of fruit bushes and trees plus a large potting shed and greenhouse. This is all enclosed by dry stone walled boundaries and is a very peaceful place to enjoy the open countryside beyond. There is also a stream weaving through the garden.

The property is approached via a tarmac shared drive and there is ample private courtyard parking for a number of vehicles together with a detached double garage with solar panels on a south facing roof. The Moongate would make an excellent family home or active retirement home.

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.

/// forensic.leap.taller

FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale. The Vendors are happy to discuss the sale of all other house/garden contents.

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band E.

SERVICES

Mains electricity. Mains water. Mains drainage. Oil fired central heating. Solar photovoltaic panels are fitted on the garage roof.

BROADBAND

High speed connection available.

LOCAL AUTHORITY

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



The Moongate, West Witton, DL8 4LP

Approximate gross internal area
 House 197 sq m - 2120 sq ft
 Garage 34 sq m - 366 sq ft
 Total 231 sq m - 2486 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	82	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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 2024

Robin Jessop Ltd
 info@robinjessop.co.uk
 01969 622800
 01677 425950
 www.robinjessop.co.uk

Important Notice: Robin Jessop Ltd, their clients and any Joint Agents give notice that: They are not authorized to make or give any representations of warranties in relation to the property either here or elsewhere, on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning permission, building regulations or other consents. Where it is stated that there is planning potential, Purchasers must satisfy themselves with the Planning Authority or otherwise. Robin Jessop Ltd has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

