



# The Old Reading Room

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



Robin Jessop

# A STUNNING DETACHED HOUSE IN A POPULAR VILLAGE LOCATION CURRENTLY USED AS A LUXURY HOLIDAY LET

- Stunning Detached House
- First Class Fixtures & Fittings Throughout
- Currently Used as a 5\* Holiday Let
- Open Plan Living Space
- Two Ensuite Bedrooms
- Beautiful Walled Garden
- Gross Generated Income - £50,000 + p.a.
- 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 village store, Public House, renowned restaurant - The Wensleydale Heifer which is just across the road from the property, and a village hall. 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 Old Reading Room is an attractive detached house situated in the centre of West Witton. The property was built in the 1860s and was used as the village reading room. It has been refurbished and maintained to a high standard



with quality fixtures and fitting throughout and it is currently run as a successful holiday let. The property offers open plan living and a wooden floor with underfloor heating throughout the ground floor. There is a quality fitted kitchen complemented by granite worktops and a small island. There are an excellent range of units together with built in oven with microwave, dishwasher, ceramic hob and extractor hood together with ample space for a dining table which is perfect for entertaining. At the far end of the room is a sitting area with two sets of tri-folding doors leading out to the gardens, and a double sided log burning stove set within an exposed stone chimney breast. Completing the ground floor there is a utility room to the rear of the property which is plumbed for a washing machine, has additional storage units and a cloakroom.

An impressive oak and glass staircase leads up to the first floor there are two double bedrooms with high quality ensuite bathrooms. They each have a fitted wardrobe and enjoy views across the village.

Externally the property is complemented by a good sized private and secluded rear garden which features a patio, flower borders, a mix of established shrubs and trees and a delightful stream which runs along the southern boundary. There is a pergola covering a hot tub and a storage shed. To the front there is ample parking for a number of vehicles together with a graveled area to the side.

Overall, The Old Reading Room provides first class accommodation which would be well suited to full time living or to continue as a successful holiday let.

#### **GENERAL REMARKS & STIPULATIONS**

##### **VIEWING**

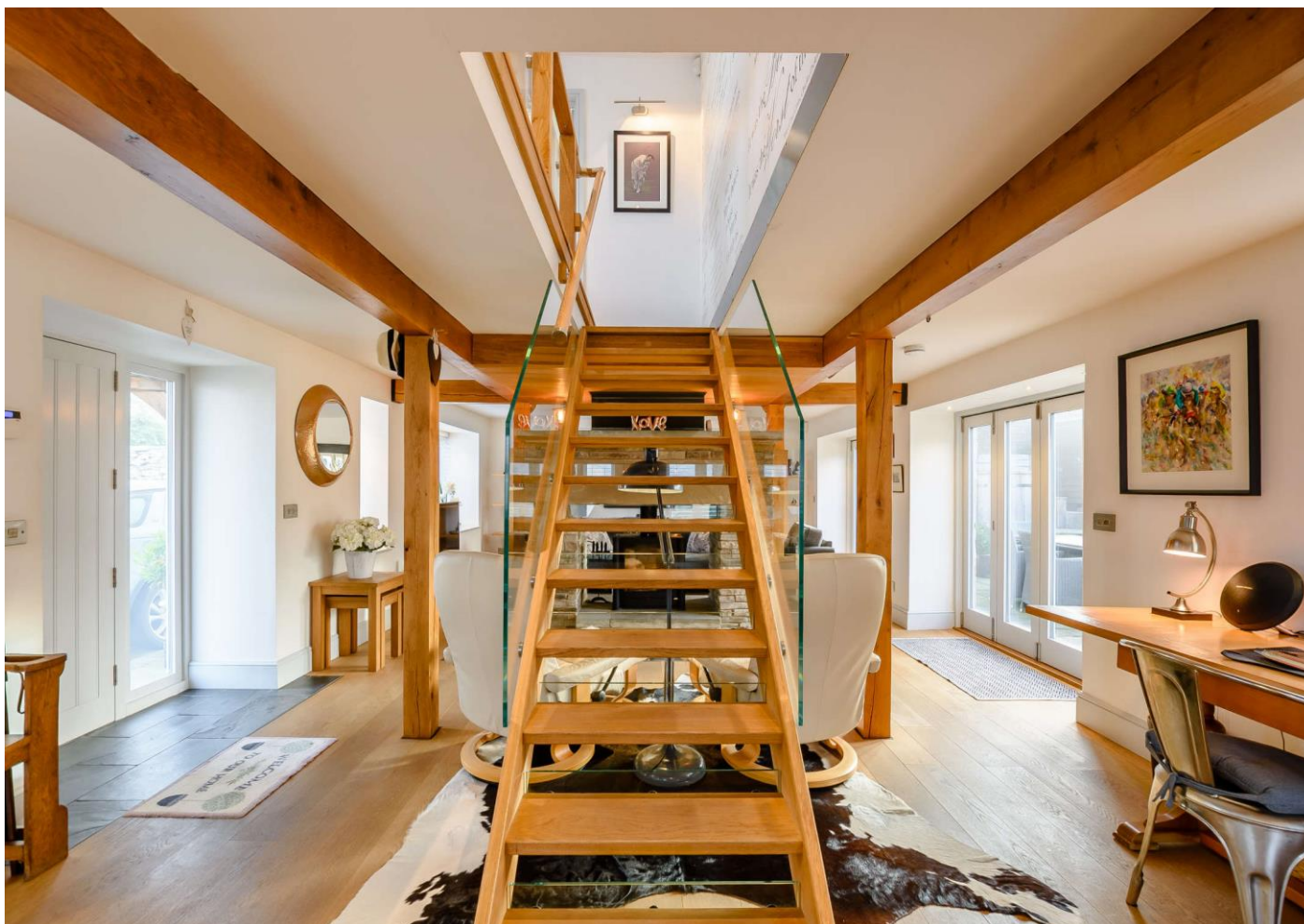
Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950

##### **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. [///code.equality.playfully](https://www.what3words.com/)

#### FIXTURES & FITTINGS

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

#### TENURE

Freehold with vacant possession.

#### BUSINESS RATES

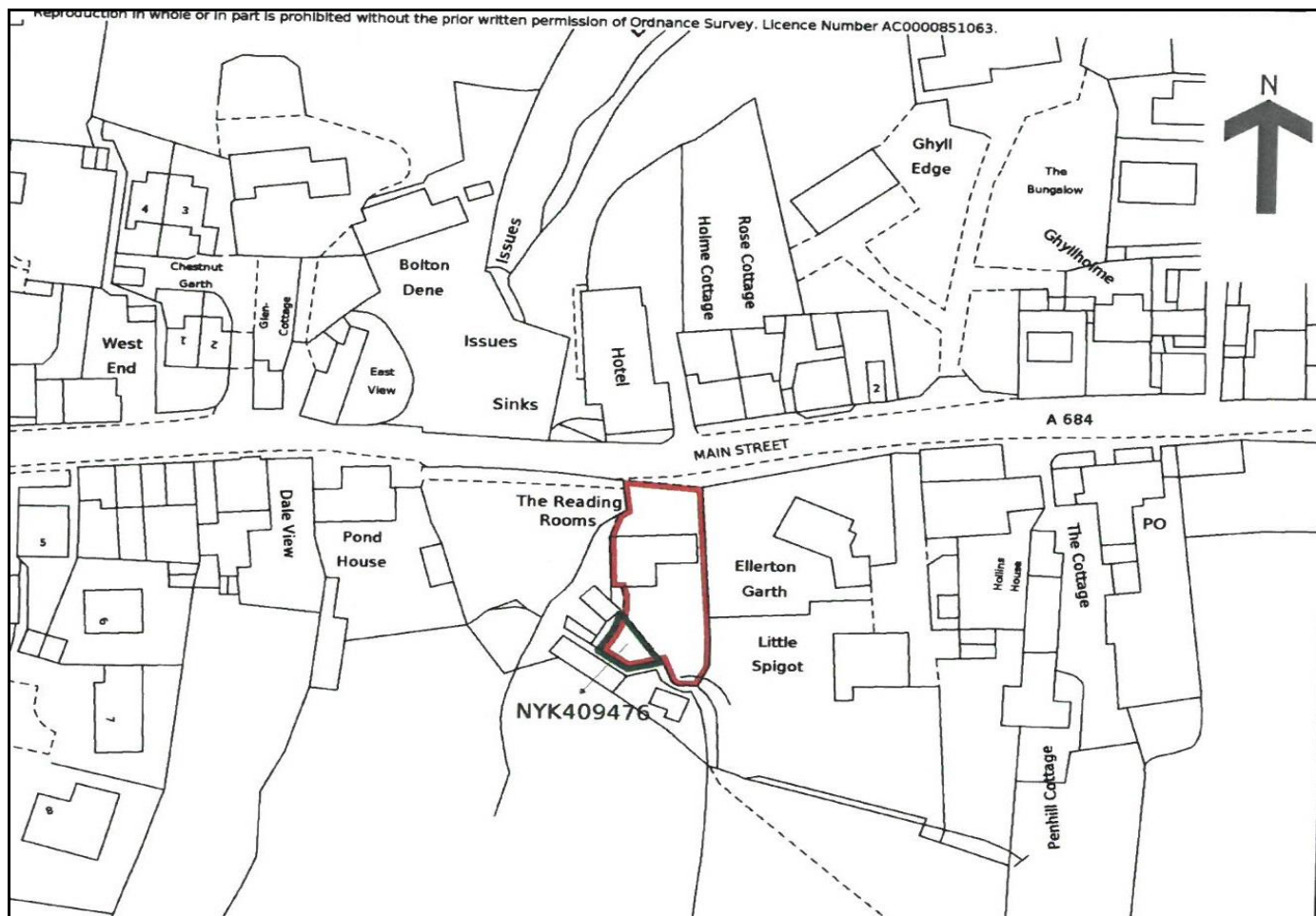
Current Rateable Value £3,200 (1<sup>st</sup> April 23 – Present)

#### SERVICES

Mains electricity. Mains water. Mains drainage. Oil fired central heating. High speed broadband connection available.

#### LOCAL AUTHORITY

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



# The Old reading Room, West Witton

Approximate gross internal area

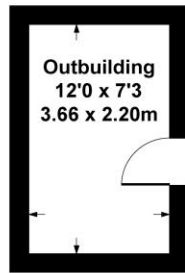
House 131 sq m - 1410 sq ft

Outbuilding 8 sq m - 86 sq ft

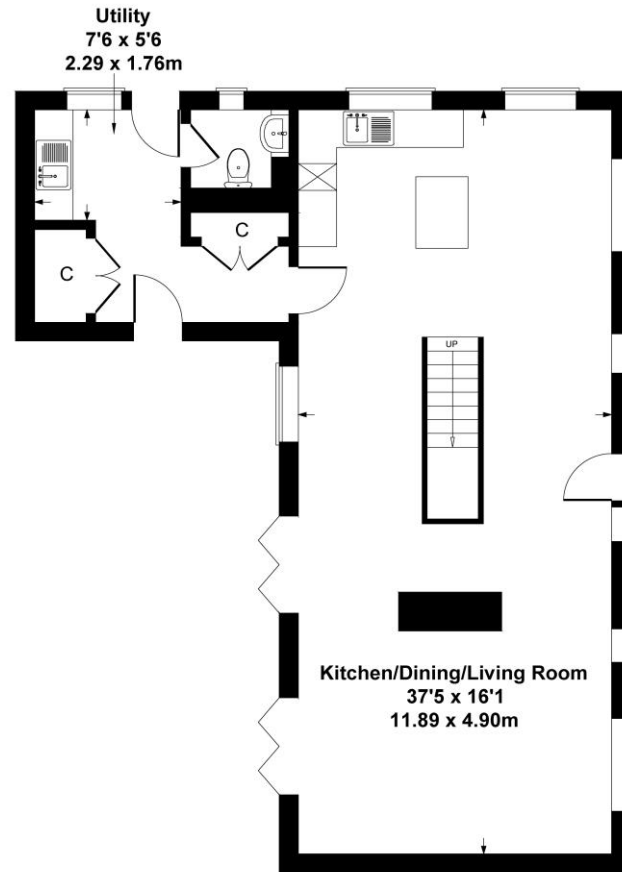
Total 139 sq m - 1496 sq ft

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

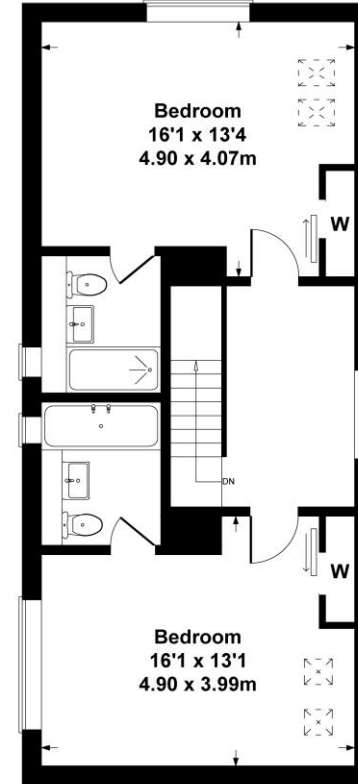
WWW.EPC4U.COM



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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