



Fellside Cottage

21 East Witton, Leyburn, North Yorkshire, DL8 4SH



Robin Jessop

AN ATTRACTIVE DETACHED COTTAGE BEAUTIFULLY SITUATED AROUND THE GREEN IN A SOUGHT-AFTER VILLAGE

- Double Fronted Stone Cottage
- Two Reception Rooms
- Three Double Bedrooms
- South Facing Rear Garden
- Attached Single Garage
- In Need of Some Updating
- Overlooking the Green in a Sought After Location
- Guide Price: Offers In Excess of £495,000

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 with views South at the rear. The village 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 in the Yorkshire Dales National Park, with a large village green at the centre. The village benefits from village hall, part post office, church and award-winning Restaurant, The Blue Lion. The village is also within a conservation area.

DESCRIPTION

Fellside Cottage is an attractive, double fronted and stone built detached house. The property enjoys dual aspect windows in each room and has been used as a second home for a number of years. Whilst it offers comfortable accommodation, it would now benefit



from some updating and the installation of a central heating system.

The property is entered into via a lobby with the stairs leading up to the first floor. Leading through is the spacious, dual aspect sitting room which features a log burning stove set into the chimney breast, a useful under stair cupboard and alcoves with shelving. There is a dining room which could be used as a snug with a stone fireplace. An inner hall with cloakroom leads through to the kitchen which features a good range of traditional wooden units complemented by granite worktops. There is a Rangemaster cooker with gas hob, integrated fridge freezer, Siemens dishwasher, washing machine and space for a dining table.

To the first floor there are three double bedrooms, each enjoying a pleasant outlook with the front bedrooms having dual aspect view of the village green and the fell. The main bedroom benefits from having an ensuite with basin, bath and bidet. There is house shower room which is fully tiled and a separate WC.

Externally the property is complemented by an enclosed, partially walled garden which is south facing and mostly lawned with a mix of flower beds and established shrubs. There is also areas of patio for seating and a single garage which provides excellent storage.

There is on street parking available to the front of the property. Due to the nature and situation of the property, an early viewing is advised.

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.

///makes.captions,towers

FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band F.

SERVICES

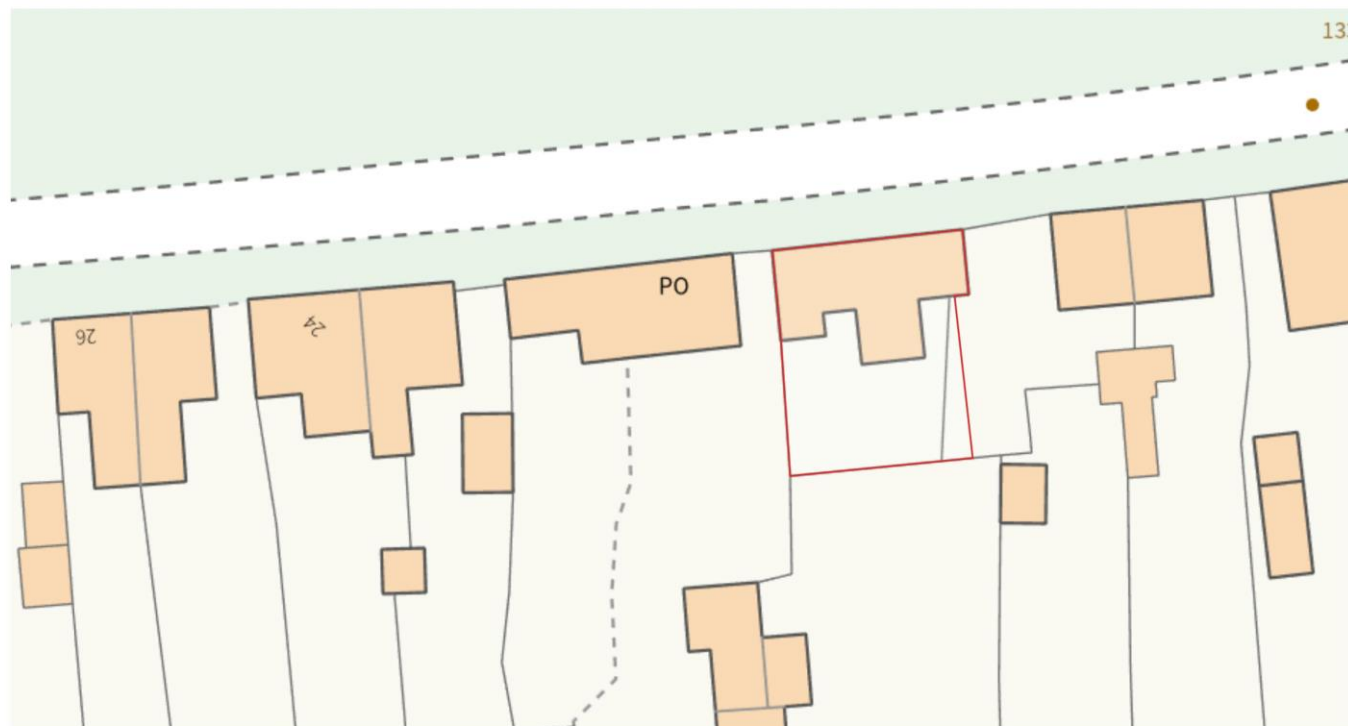
Mains electricity. Mains water. Mains drainage. Night storage heating. Broadband connection available.

LOCAL AUTHORITY

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

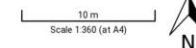
LOCAL PLANNING AUTHORITY

Yorkshire Dales National Park, Yoredale, Bainbridge, Leyburn, North Yorkshire, DL8 3EL. TEL: 01969 652300



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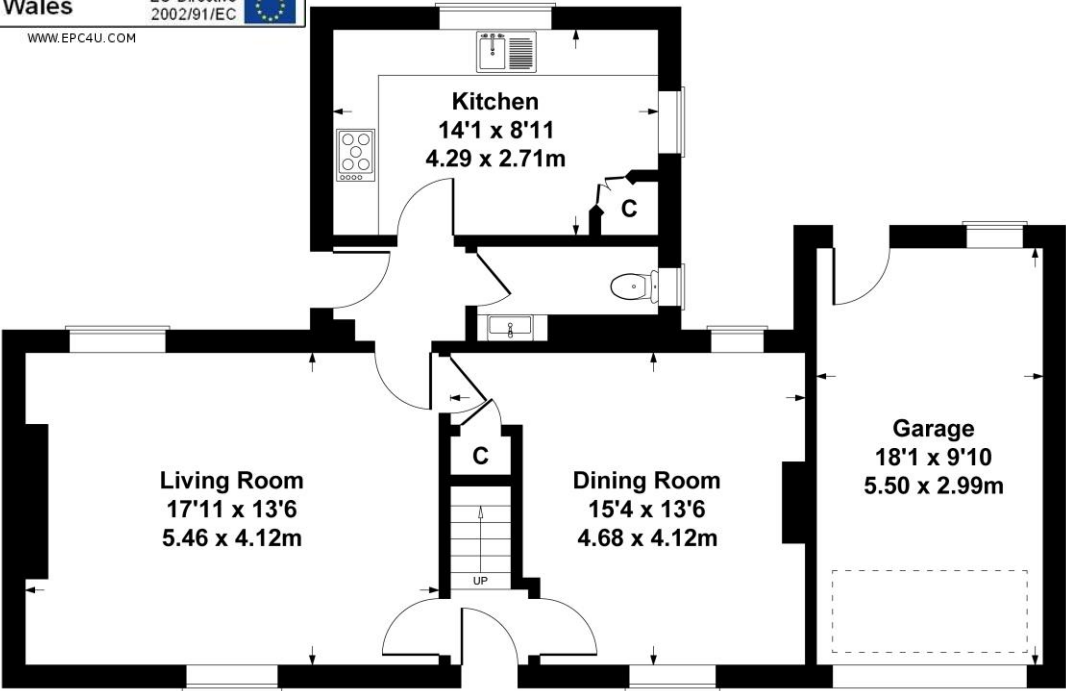
Plan for Identification Purposes Only



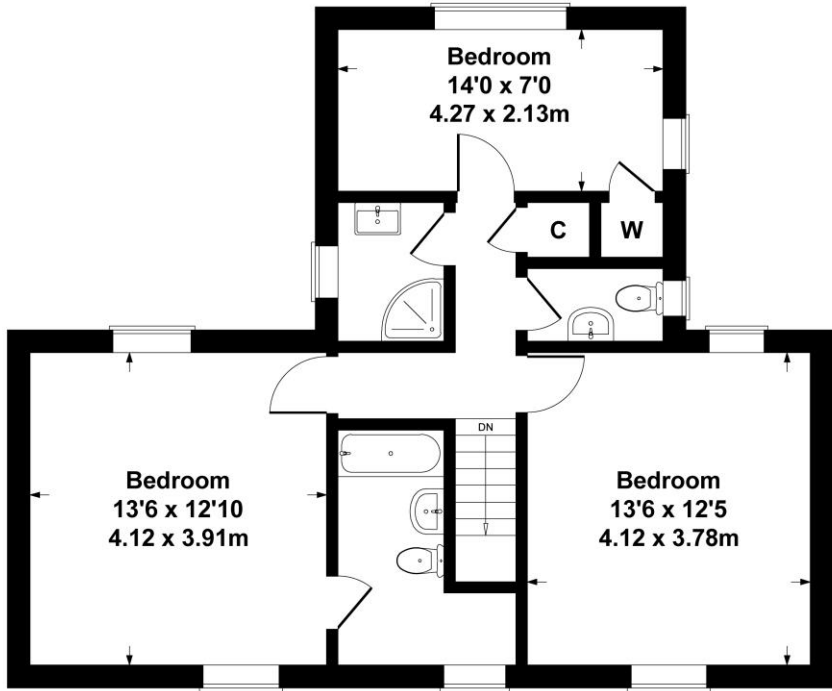
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	31	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
www.EPC4U.COM		

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Approximate gross internal area
 House 121 sq m - 1302 sq ft
 Garage 16 sq m - 172 sq ft
 Total 137 sq m - 1474 sq ft



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.

Produced by Potterplans Ltd. 2025

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