



Catlow Hall

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



Robin Jessop

A UNIQUE GRADE II LISTED CHARACTER PROPERTY WITH SPACIOUS ACCOMMODATION IN THE CENTRE OF A POPULAR VILLAGE

- A Unique Grade II Listed Character Property
- Three Bedrooms
- Low Maintenance Gardens
- Useful Outside Storage
- Parking for 2 Vehicles
- Central Village Location
- Guide Price: Offers in Excess of £295,000

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

Catlow Hall is a unique, Grade II listed character property which stands well on the main street of West Witton. The property retains many character features throughout including timber floors, stone features and porthole windows. The property is entered into via the rear through the kitchen, which features a useful range of fitted cream units, which are complemented by an electric oven and hob together with an under counter fridge. Leading through is the large living room which has an impressive stone fireplace with a multi fuel burner set within, and two



windows allow plenty of light. There is also ample space for a dining table and a useful pantry providing good storage.

To the first floor there are two double bedrooms, each with timber floors and one with a feature fireplace together with a house bathroom with WC, basin, an electric shower over the bath and a useful airing cupboard. There is also a box room which could be used as a dressing room, home office or nursery. To the second floor is a large attic room which could be used as a bedroom if required or also offers potential as a studio.

Externally the property is complemented by a sun trap patio with space for seating and potted plants. The driveway together with a flower bed and fruit trees are owned with the property. There is parking for 2 cars and two useful stone-built stores, one of which is used as a workshop. Conveniently, there is a further store which is plumbed for a washing machine and provides log storage.

Overall, Catlow Hall would make an excellent full time, second home or holiday let in a thriving 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.
<http://slings.transmits.shutting>

FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band D.

SERVICES

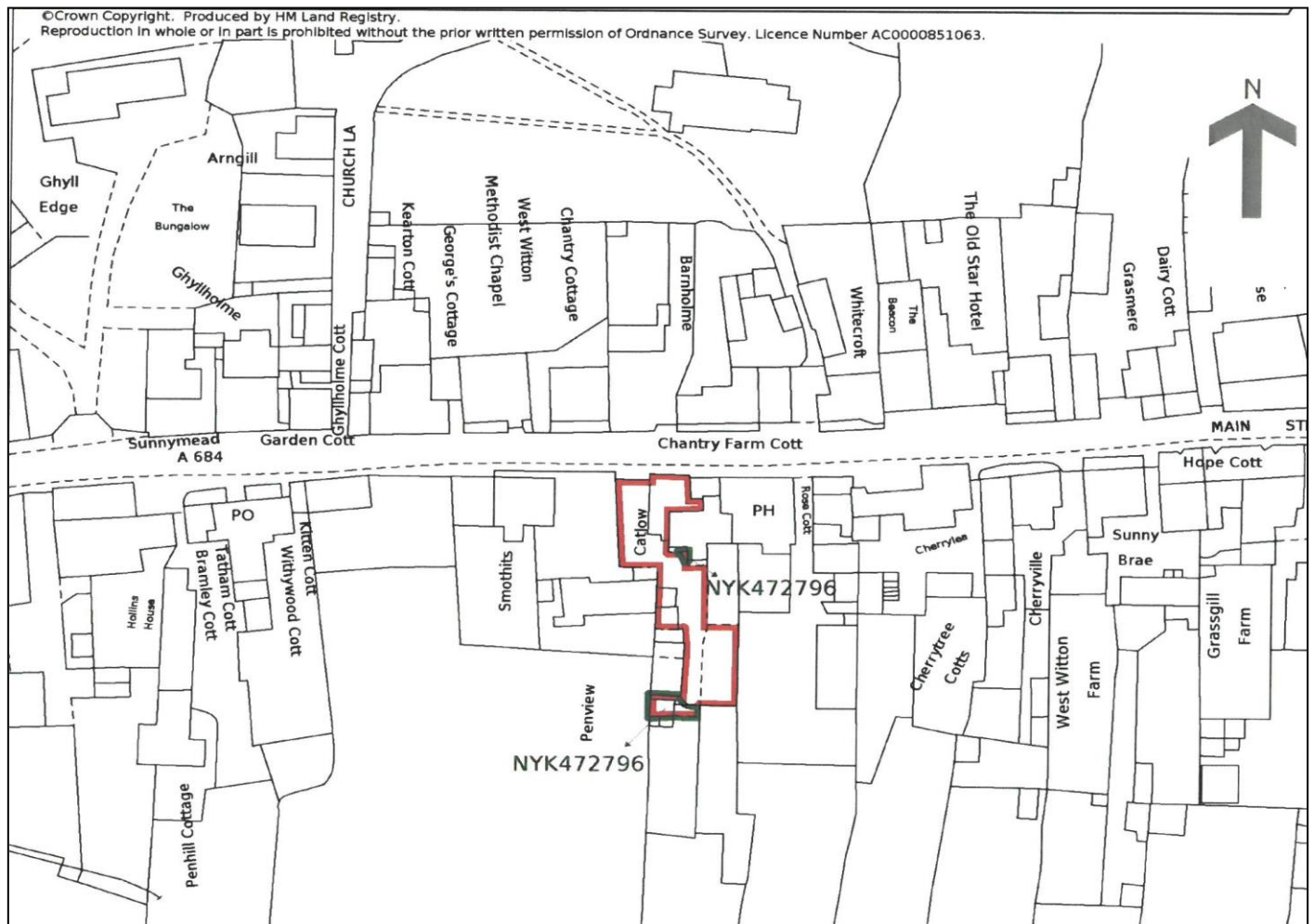
Mains electricity. Mains water. Mains drainage. Oil central heating. Broadband connection available.

LOCAL AUTHORITY

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

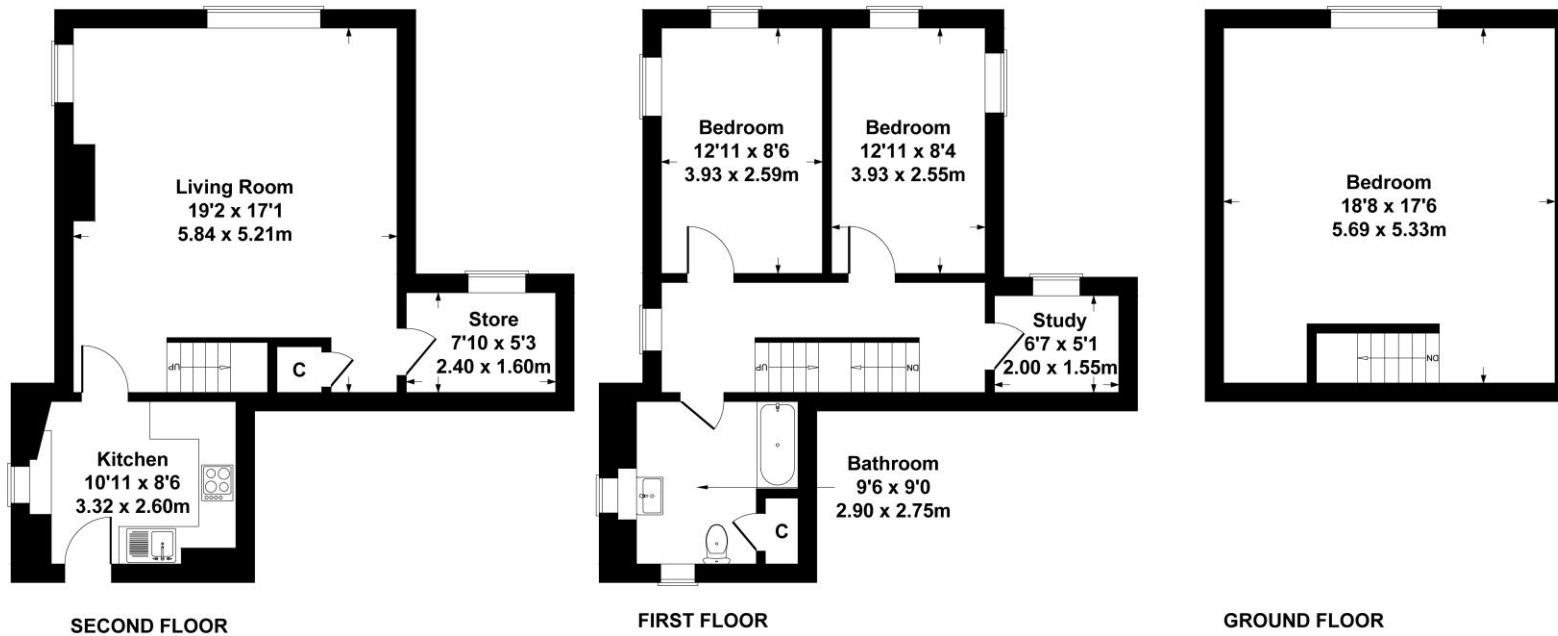
LOCAL PLANNING AUTHORITY

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



CATLOW HALL, WEST WITTON, DL8 4LP

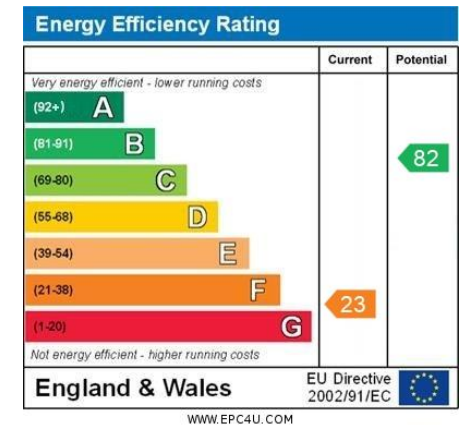
Approximate gross internal area
Total 115 sq m - 1238 sq ft



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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