



Valley View

West Witton, Leyburn, North Yorkshire, DL8 4LX



Robin Jessop

# AN ATTRACTIVE DETACHED HOUSE WITH PRIVATE GARDEN & STUNNING VIEWS OF LOWER WENSLEYDALE

- Attractive Detached House
- Refurbished Throughout
- Four Bedrooms
- South Facing Rear Garden
- Views of Castle Bolton & Bolton Hall
- Popular Village Location
- Ideal Full Time or Holiday Home
- Offers In Excess of £500,000

## SITUATION

Leyburn 4 miles. Hawes 13 miles. Bedale 15 miles. A1(M) 15 miles. Northallerton 22 miles.

West Witton is a popular village within the Yorkshire Dales National Park. The village benefits from a Public House, renowned restaurant - The Wensleydale Heifer, village store and village hall with an active community. There is a wider selection of amenities in the nearby town of Leyburn including Schools, doctor and dentist surgeries, a supermarket and a popular delicatessen.

The position on the A684 means it is convenient for commuting to the nearby market towns of Leyburn and Bedale as well as the larger centres of Harrogate, Leeds, and York.

## DESCRIPTION

Valley View is an attractive stone-built detached house which stands well adjacent to the A684 in West Witton, a popular Yorkshire Dales village. The property has undergone recent refurbishment with cast iron radiators, oak internal doors, new windows as well as new roof. It is currently used as a holiday let with spacious accommodation and stunning views. However, it works well equally as a spacious family home.



The property is accessed into a useful lobby from where the rooms lead off. There is a kitchen with a range of fitted units complemented by Bosch appliances including an oven with hob, microwave, dishwasher and under counter fridge and freezer. The kitchen also has French doors leading out to the garden at the rear.

Completing the ground floor is a large living room with dining area. This room features 3 windows to the front making the most of the stunning views, a stone fireplace with multi-fuel burning stove, and French doors leading out to a patio. Usefully, there is a utility cupboard under the stairway which leads to the first floor and has an impressive window on the half landing.

To the first floor there are four well-proportioned bedrooms, each enjoying a lovely view and having exposed beams. The main bedroom has an ensuite shower room with a modern suite. The house bathroom also has a modern suite with a WC, basin and a freestanding roll top bath.

Externally the property is complemented by an attached single garage and off-road parking to the front with a delightful private garden at the rear. The garden features a patio, ample lawn and mixed flower beds with established fruit trees.

Overall, Valley View would make an excellent full-time home or could continue to run as a holiday let in the Yorkshire Dales National Park.

#### **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

//inched.beefed.whistling

## FIXTURES & FITTINGS

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

## TENURE

Freehold with vacant possession.

## BUSINESS RATES

Rateable Value: October 24 – April 26 £3950.

The council tax band was previously Band F.

## BROADBAND

High Speed Broadband Connection available.

## SERVICES

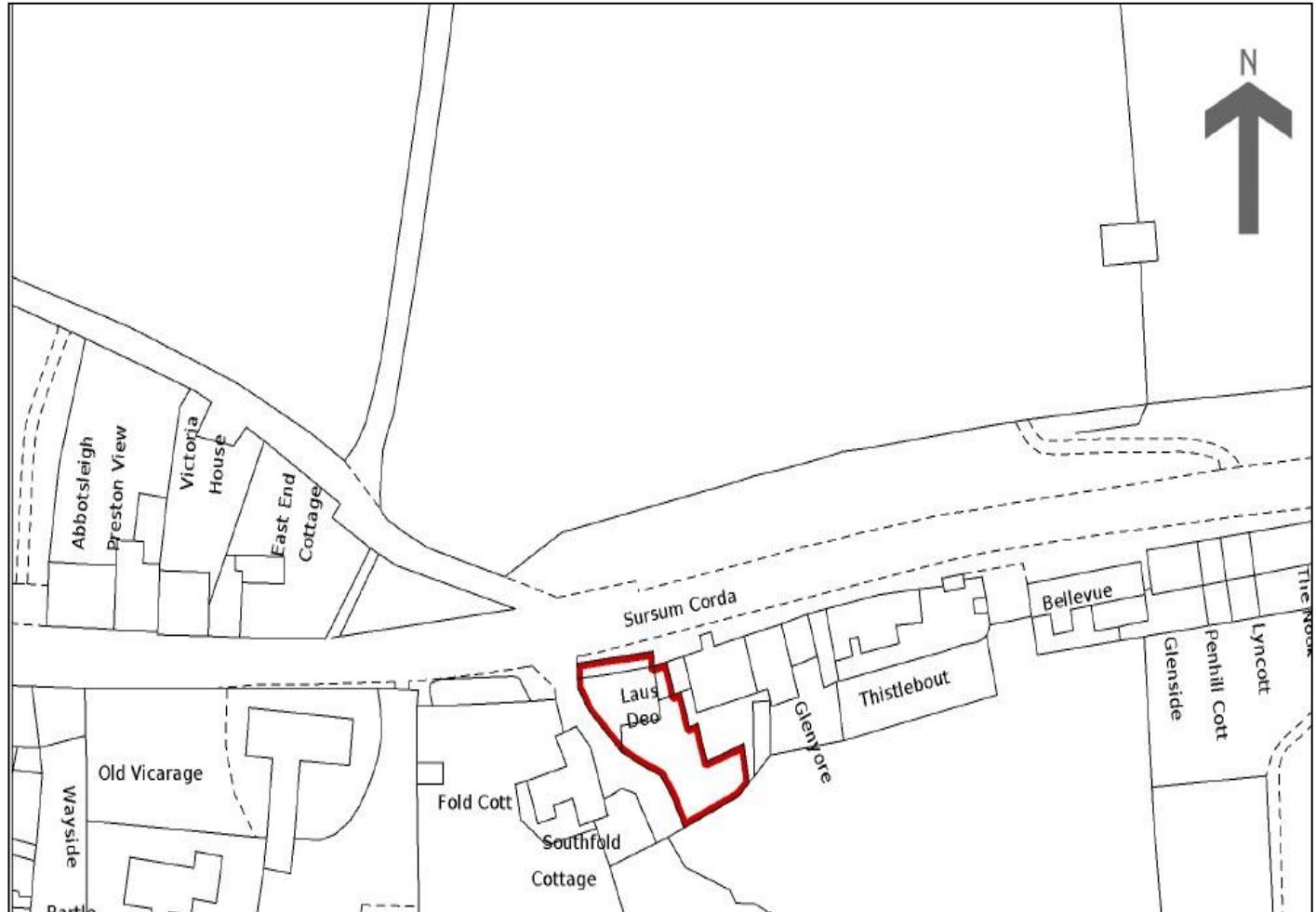
Mains electricity. Mains water. Mains drainage. Oil fired central heating.

## LOCAL AUTHORITY

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

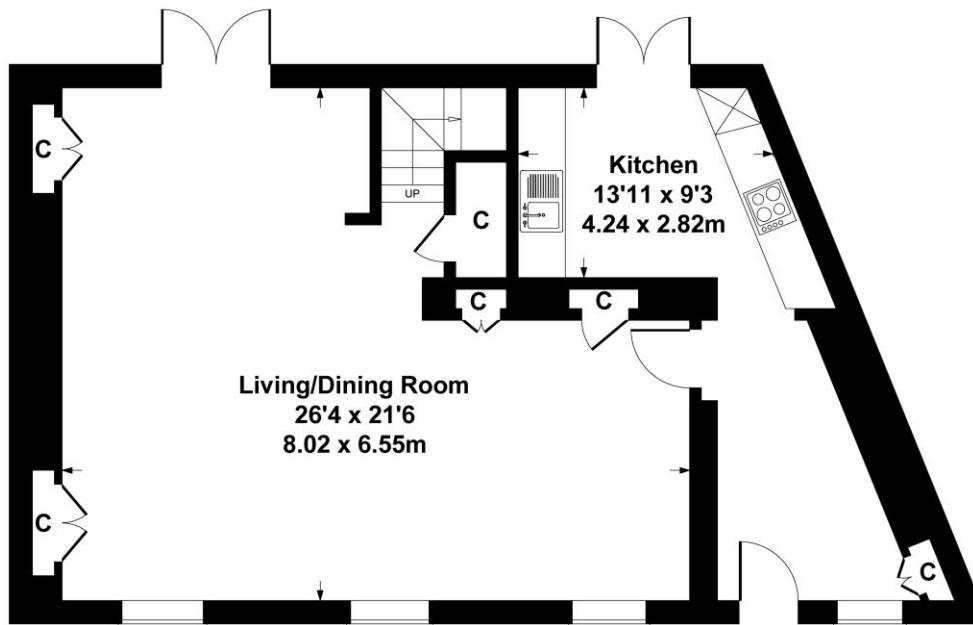
## LOCAL PLANNING AUTHORITY

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

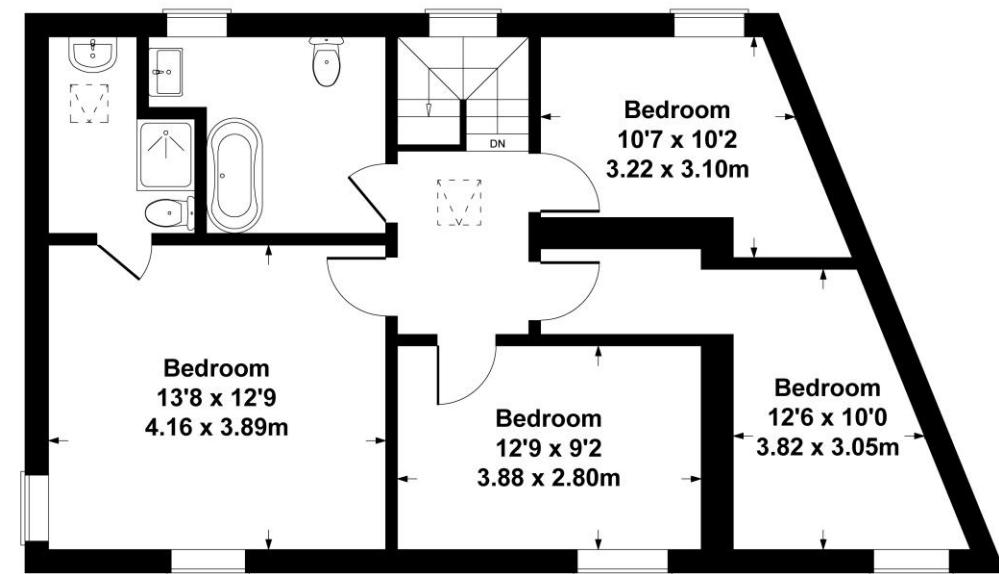


# Valley View, West Witton, DL8 4LX

Approximate gross internal area  
House 137 sq m - 1475 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. 2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D		67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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