



# Greystones

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



Robin Jessop



# A STUNNING & WELL- PRESENTED DETACHED COTTAGE IN A CENTRAL VILLAGE LOCATION WITH PRIVATE GARDEN

- Immaculate Double Fronted Detached Cottage
- Three Double Bedrooms
- Two Reception Rooms
- Two Ensuite Bathrooms & House Bathroom
- Very Well Presented Throughout
- Private Rear Garden
- Detached Garage with Hobby Room
- Popular Village Location
- Solar Panels
- **Guide Price: £425,000**

## 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

Greystones is an immaculate, double fronted detached cottage which stands well in the centre of West Witton. The property has been beautifully maintained and offers comfortable accommodation across two floors with many character features retained including exposed timber floors, beams, panelling, window seats and fireplaces.

The property is entered into via a useful inner lobby which opens into the living room. This room has a timber floor throughout and a log burning stove together with alcoves and shelving. Leading





through is a rear lobby with the staircase leading up to the first floor and a door to the left which leads to the dry cellar.

The kitchen is to the rear of the property with glazed doors leading out to the gardens. There is a good range of quality bespoke hand painted units which are complemented by a ceramic sink and integrated appliances including an electric AGA. Usefully there is a separate utility room and a pantry with stone shelving located just off the kitchen. Completing the ground floor is the dining room which has a window looking out to the front and a stone fireplace with open fire.

To the first floor there are three well-proportioned double bedrooms each with exposed original floorboards. The main bedroom overlooks the gardens and enjoys views towards Redmire and Castle Bolton at the rear and has a stylish ensuite bathroom which has a WC, hand basin and shower cubicle. The second bedroom also benefits from an ensuite shower room.

Externally the property is complemented by a private rear garden which is south facing and enjoys stunning view across open countryside towards Redmire and Castle Bolton. There is a small lawn, raised vegetable boxes, fruit trees and flower beds together with patio areas for seating. There is a single garage with attached potting shed at the rear which is currently used as a hobby room.

Overall, the property would make an excellent full-time home, second home or holiday let in a popular Dales village.

#### **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

///tokens.fluffed.turned

#### FIXTURES & FITTINGS

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

#### AGENT NOTES

Please note there is a right of way through the rear courtyard of the property, which only leads to the neighbouring property. We have been advised that this has rarely been used. Further details are available upon request.

The property has the benefit of solar panels on the roof which generate electricity and provides income via a feed-in tariff. Further details are available upon request.

#### TENURE

Freehold with vacant possession.

#### COUNCIL TAX

Band E.

#### SERVICES

Mains electricity. Mains water. Mains drainage. Oil fired 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

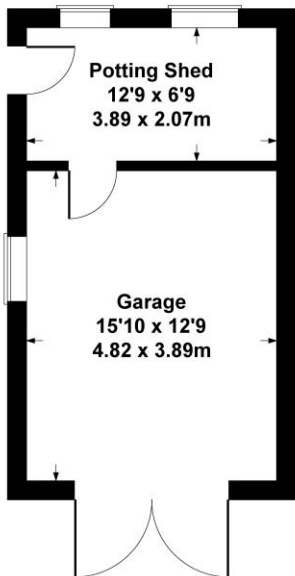


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

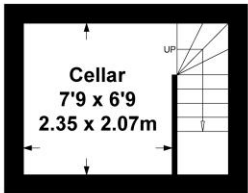
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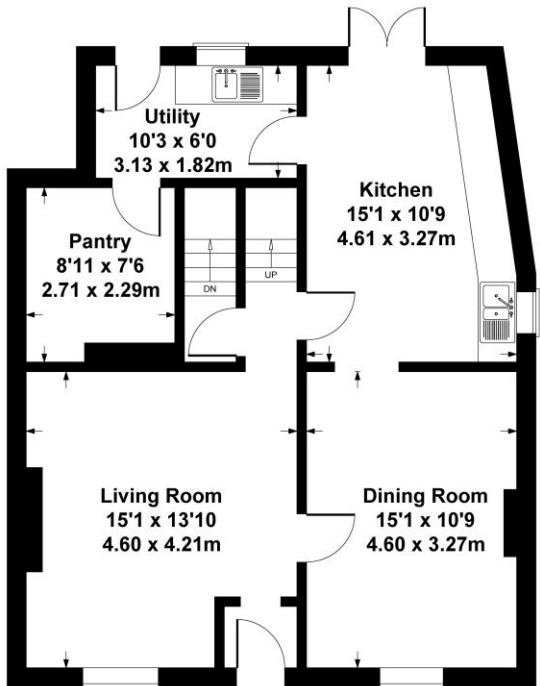
Approximate gross internal area  
House 145 sq m - 1561 sq ft  
Garage/Shed 27 sq m - 291 sq ft  
Total 172 sq m - 1852 sq ft



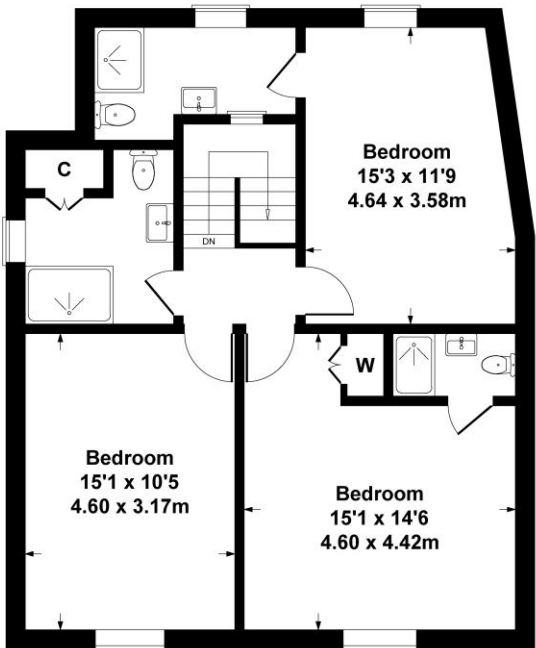
GARAGE/SHED



CELLAR



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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