



Fell Cottage

5 Lowthorpe, East Witton, Leyburn, North Yorkshire, DL8 4SW



Robin Jessop

A CHARMING DETACHED STONE COTTAGE WITH FANTASTIC VIEWS, BEAUTIFUL GARDENS AND A PEACEFUL EDGE OF VILLAGE SETTING

- Detached Stone Cottage
- Updating Required Throughout
- Three Bedrooms
- Two Reception Rooms
- Large Gardens
- Stunning Views
- Detached Garage & Parking
- Chain Free
- Guide Price: £535,000

SITUATION

Leyburn 4 miles. Masham 7 miles. Bedale 10 miles. Ripon 16 miles. Northallerton 18 miles. 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 King's Cross.

The property is nicely positioned on the fringe of East Witton, adjacent to Lowthorpe Lane. 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 traditional village green at the centre. The village benefits from village hall, part-time post office, church and restaurant, The Blue Lion.

DESCRIPTION

Fell Cottage offers a fantastic opportunity to purchase a family home which is full of character and period charm.

The property offers spacious accommodation arranged over two floors and retains many traditional features including exposed beams, deep set windows and original stonework.



Whilst it has been well maintained, the property would now benefit from modernisation throughout.

The property can be entered via a rear hallway, which also lends itself as a useful home office, together with a separate WC and wash hand basin. From here is a spacious sitting room featuring exposed ceiling beams, an open fire and attractive alcove shelving, while the inner hall also retains exposed ceiling beams, a staircase to the first floor and a useful understairs storage cupboard.

The farmhouse-style kitchen is fitted with a range of wall and base units and offers ample space for informal dining, together with delightful views across the surrounding countryside. There is also a generous dining room featuring an impressive exposed stone fireplace, creating an attractive focal point, with access to the front porch.

To the first floor are three bedrooms, comprising two generous double bedrooms and a further single bedroom. Both double bedrooms benefit from fitted wardrobes, with one also incorporating a freestanding shower. The family bathroom is fitted with a bath with overhead shower, wash hand basin and WC.

Externally, the property stands within mature, attractively landscaped gardens adjoining open countryside and enjoying a high degree of privacy. From the gardens there are delightful views towards East Witton Church and the surrounding countryside. The property also benefits from a stone-built outbuilding/coal shed, a detached stone-built single garage and off-road parking.

Fell Cottage presents a rare opportunity to acquire a charming character cottage in a delightful rural setting with outstanding countryside views. Viewing is strongly recommended.

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.

///remarked.headless.beanbag

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. Oil fired central heating.

LOCAL AUTHORITY

North Yorkshire County Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD

AGENT NOTE

Please note that Probate has not yet been granted. Completion of the sale will therefore be subject to the Grant of Probate being obtained.



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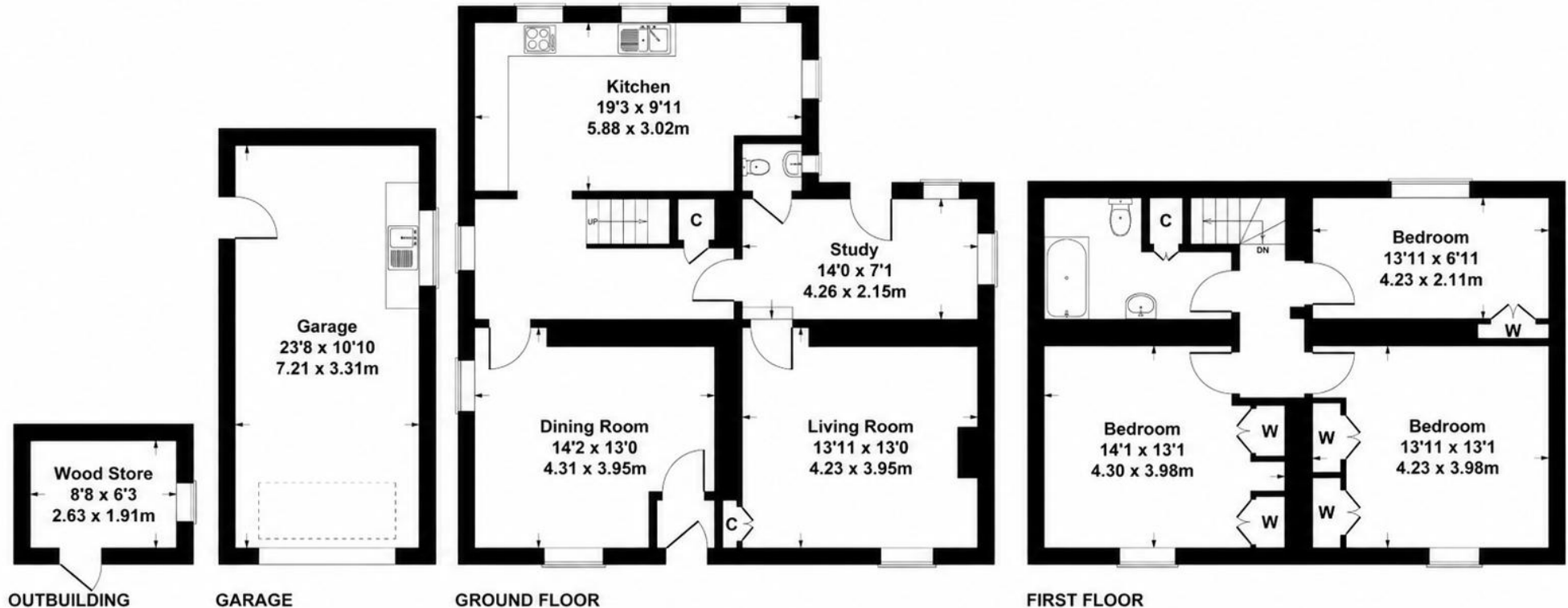
Approximate gross internal area

House 132 sq m - 1421 sq ft

Garage 24 sq m - 258 sq ft

Outbuilding 5 sq m - 54 sq ft

Total 161 sq m - 1733 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.

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