



Tilsey

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



Robin Jessop

A TRADITIONAL DETACHED BUNGALOW IN AN EDGE OF VILLAGE POSITION WITH STUNNING VIEWS

- Detached Bungalow
- Updating Required Throughout
- Three Bedrooms
- Two Reception Rooms
- Wrap Around Gardens
- Stunning Views
- Driveway parking for Several Vehicles
- Single Garage
- Chain Free
- **Guide Price: £395,000**

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 King's Cross.

The property is nicely positioned on the fringe of East Witton adjacent 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 award-winning restaurant, The Blue Lion.

DESCRIPTION

Tilsey is a detached bungalow which stands well along Lowthorpe in the popular village of East Witton and enjoys stunning open views to the front and rear. The property was built in 1971 and offers spacious accommodation which does not now require updating throughout. It benefits from having oil central heating and is fully double glazed.



The property is entered into a front porch which leads to an inner hall from where most of the rooms lead off. The living accommodation comprises of a living room with an open fire set within a stone fireplace, a dining room and a kitchen. The kitchen features a good range of fitted wall and base units with a breakfast bar. There is an electric oven and a hob with plumbing for a dishwasher and space for an undercounter fridge.

There is a separate utility room which is plumbed for a washing machine and there is the central heating boiler. There is also a useful cloakroom and a door leading out to the back garden.

The property has three bedrooms with the main bedroom having fitted wardrobes, and a house bathroom with WC, basin and shower cubicle.

Externally the property is complemented by gardens which wrap around the property and area mostly laid to lawn at the rear with mixed flower beds at the front. There is a patio area from where the views towards East Witton church and beyond can be enjoyed.

There is ample driveway parking for a number of vehicles and a useful single garage with loft storage. There is also a further building which is used for storage with electric.

Overall, Tilsey would make an excellent family home or active retirement home in a popular 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.

///honeybees.joined.boater

FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band E.

SERVICES

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

LOCAL AUTHORITY

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

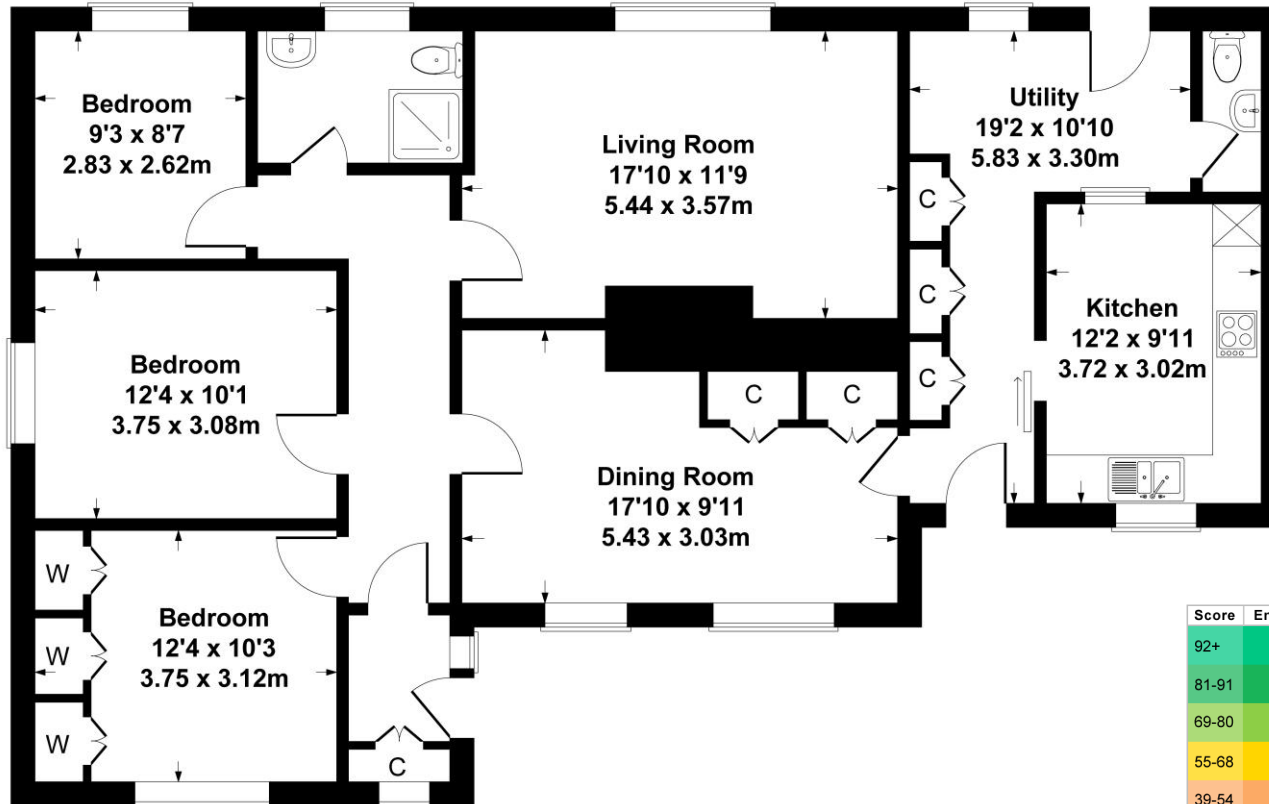
AGENT NOTE

Please note that probate has not yet been granted. The sale of this property cannot complete before this is granted. Further details are available upon request.



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Approximate gross internal area
House 114 sq m - 1227 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. 2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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