



The Old Vicarage

East Witton, Leyburn, North Yorkshire, DL8 4SN



RobinJessop



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An Attractive Grade II Listed Former Vicarage In the Sought After Village of East Witton, on The Edge of the Yorkshire Dales National Park

Grade II Listed Period Residence
Four/Five Bedrooms
Substantial Coach House

Updating Required Throughout
Substantial Gardens & Grounds
Prime Village Location

7.22 Acres (Let On Agricultural Holdings Act Tenancy)
A Rare Opportunity
Guide Price: Offers In Excess of £900,000

SITUATION

Leyburn 4 miles. Masham 7 miles. Bedale 10 miles. A1(M) Interchange at Leeming Bar 11 miles. Ripon 16 miles. Harrogate 28 miles. (All distances are approximate). Leeds Bradford and Newcastle Airports are approximately a 1 hour 15 minute's drive. There is a mainline railway station in Northallerton with a direct route to London Kings Cross which runs regularly.

The Old Vicarage is beautifully positioned at the eastern fringe of the village, adjacent to the church. 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 which are all within commuting distance.

East Witton is a renowned and desirable village on the edge of the Yorkshire Dales National Park, with a large village green at the centre.

The village benefits from village hall, part time post office, church and award-winning pub and restaurant, The Blue Lion.

DESCRIPTION

The Old Vicarage comprises a substantial and attractive detached Grade II Listed period property which stands well within large gardens and grounds in the village of East Witton. The property has been a much-loved family home for a number of years but does now require updating throughout. It comprises a property of considerable character and has retained a wealth of traditional features throughout.

The property is entered into a welcoming reception hall which is panelled with a turned staircase leading up to the first floor. The three reception rooms each have high ceilings with coving, windows with shutters and comprise of a study with open fire, a dining room with open fire and a sizeable, dual aspect drawing room with an open fire set within a brick surround.

The reception hall also leads to a traditional kitchen which is fitted with a good range of units with a central island and a non-functional but feature oil fired Redfyre range cooker. There are integrated appliances and a picture

window overlooking the rear gardens. Leading through is a family room adjacent to a large conservatory. This room has many possible uses and could be self-contained with a bedroom above if required for a dependent relative or older child.

Completing the ground floor is a large cloakroom, a utility room, and a rear porch with access to the garden. Usefully there is also a large cellar with stone shelving, ideal for those with a wine collection.

To the first floor there are total of four/five large double bedrooms, each of which enjoys a pleasant outlook across the gardens to the front and rear. The main bedroom has a good range of fitted wardrobes and a large ensuite bathroom with a corner bath. The second bedroom also benefits from an ensuite with a bath and separate shower cubicle. The house bathroom has a WC, hand basin set within a vanity unit, a bath, shower cubicle and a heated towel rail.

The property stands superbly within generous gardens and grounds which wrap around the

property and are beautifully landscaped. There are ample lawn areas, mixed flower beds, established shrubs and trees making it very private together with patio areas. There is also an impressive Sycamore tree in the rear garden which is subject to a Tree Preservation Order.

The property is complemented further by a detached former stable block/coach house which is currently used for storage. This comprises of four ground floor rooms with an open loft above which is accessed via external stone staircase.

It has previously had the benefit of planning permission to convert the first floor into ancillary accommodation. This was granted in 2018 and has since lapsed, further details and plans can be provided upon request.

There is also a useful workshop and tool shed, ample driveway parking and it has electric gates providing security and privacy from the road. There is also a security deer fence to the front boundary of the property.

The property benefits from a grass paddock to the rear and side of the property which extends to 7.22 acres and is currently grazed by neighbouring farmers. Although the land is subject to a protected agricultural tenancy under the Agricultural Holdings Act 1986, advantageously it will protect the land from any form of development for many years to come, ensuring the unspoilt views to the rear of the property. The land has independent access from the main road.

Overall, The Old Vicarage would make an excellent family home in a sought-after prime village location, viewing is advised.

GENERAL REMAKS & 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.

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.

[///maps.texts.tailors](https://www.what3words.com////maps.texts.tailors)

FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band G.

SERVICES

Mains electricity. Mains water. Drainage to a septic tank. Oil fired central heating. Broadband connection available.

LOCAL AUTHORITY

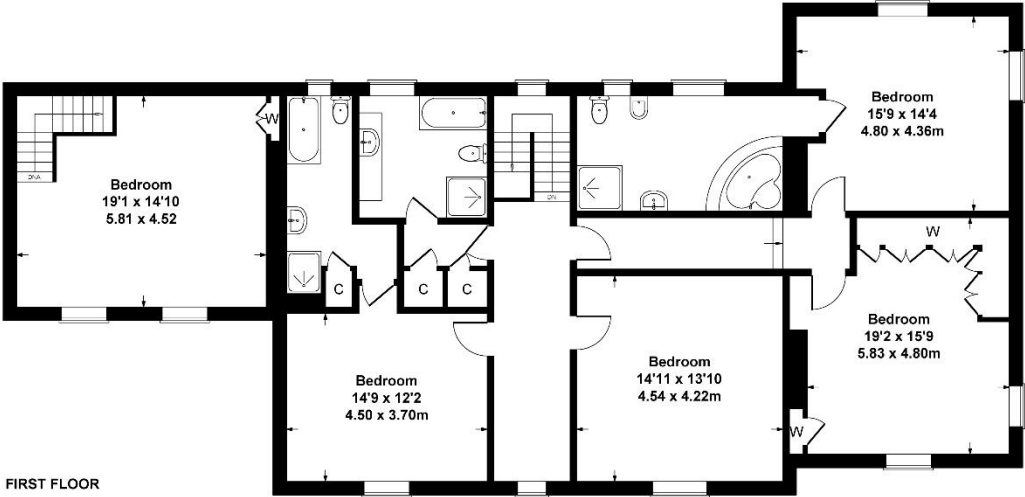
North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD Tel: 01609 780780



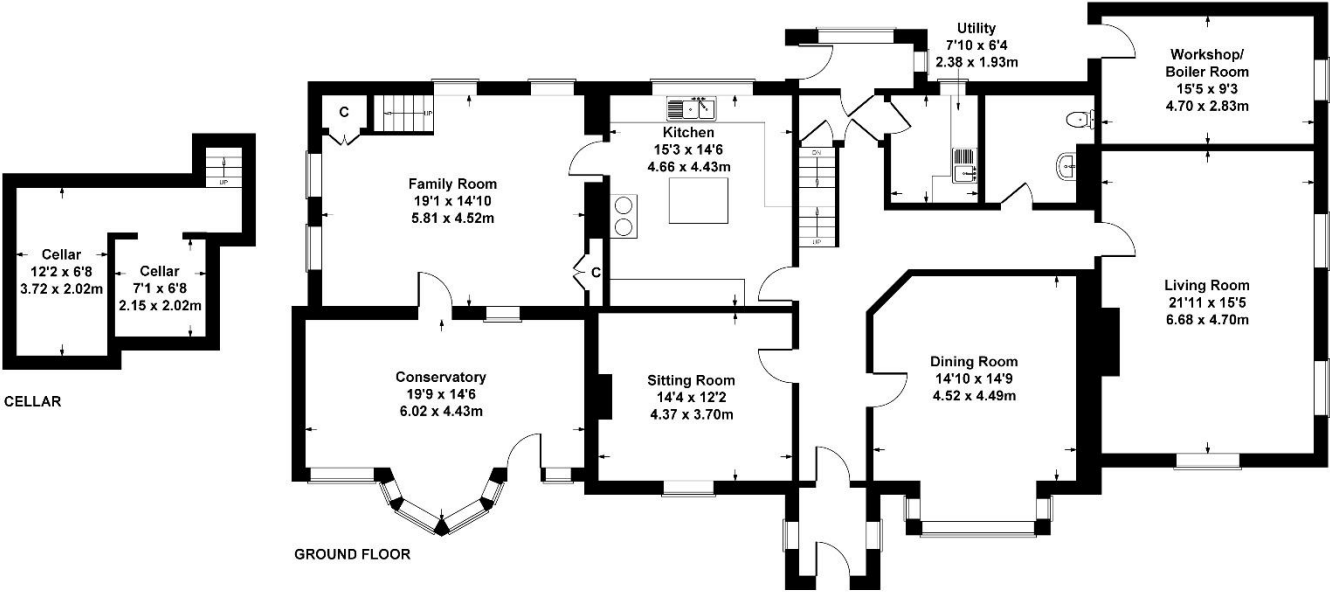
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		

The Old Vicarage, East Witton

Approximate gross internal area
385 sq m - 4144 sq ft



FIRST FLOOR



GROUND 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.

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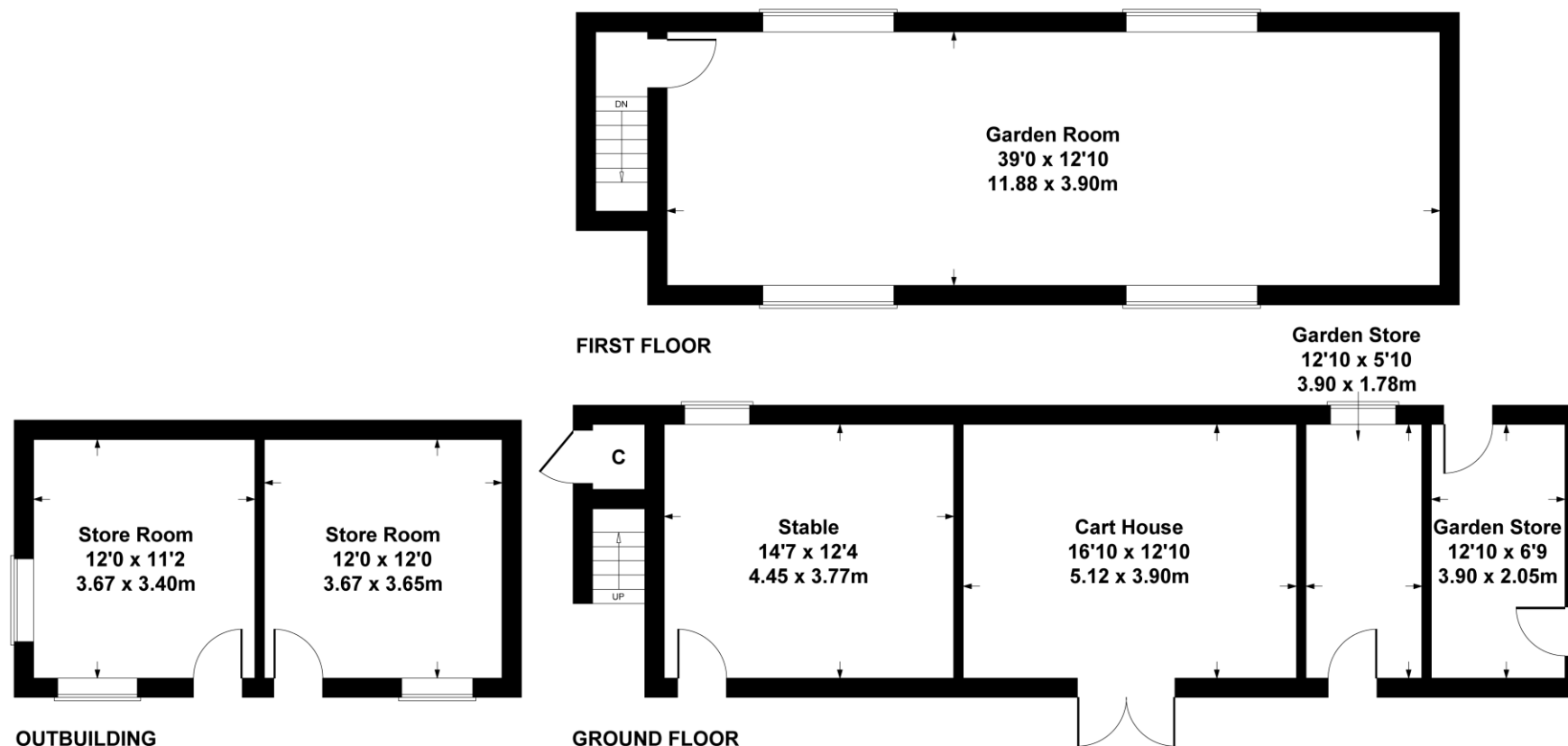
The Coach House, The Old Vicarage, East Witton

Approximate gross internal area

House 106 sq m - 1141 sq ft

Outbuilding 26 sq m - 280 sq ft

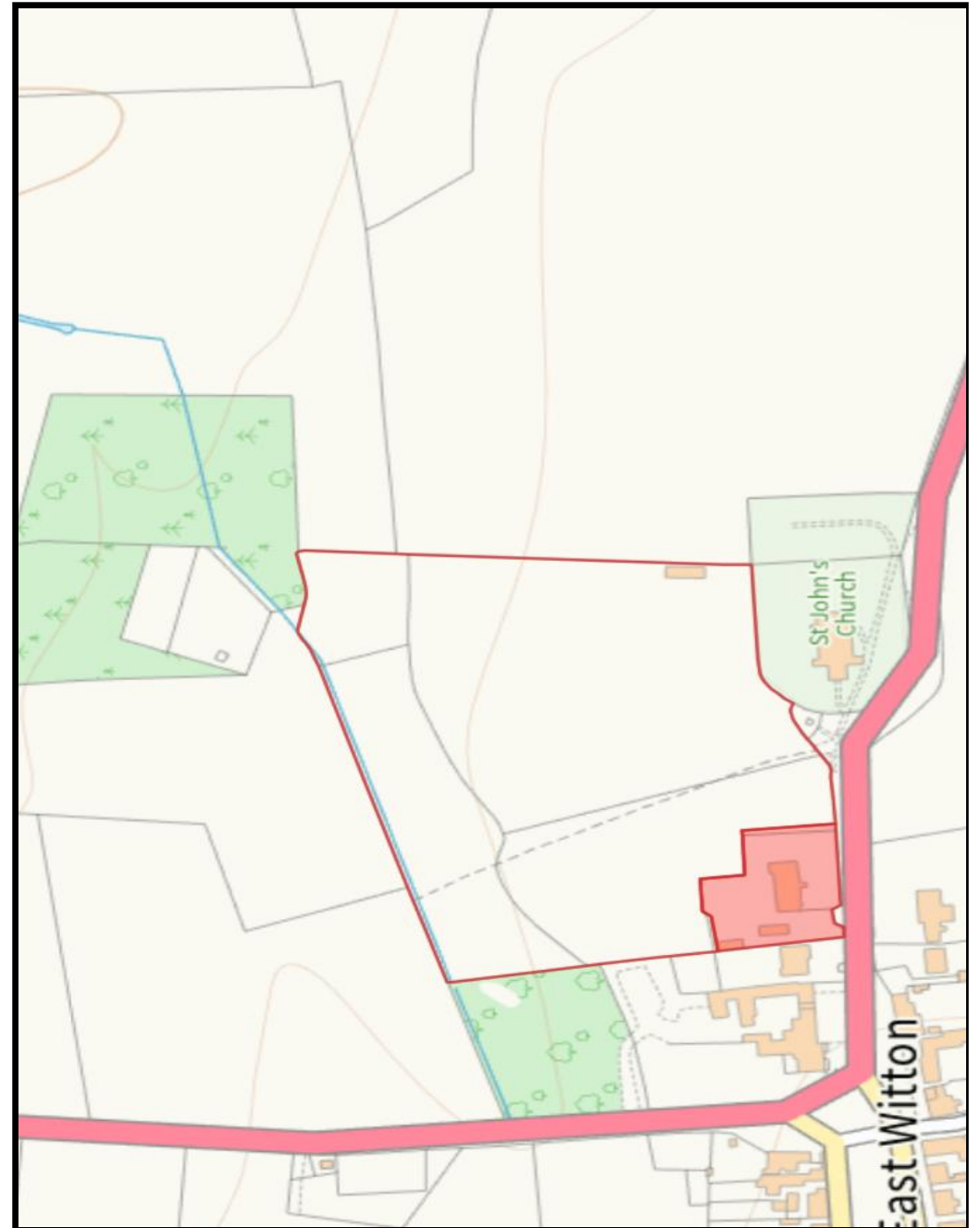
Total 132 sq m - 1421 sq ft



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