



The Old Parsonage

East Witton, Leyburn, North Yorkshire, DL8 4SN



Robin Jessop

A CHARMING DETACHED PERIOD PROPERTY WITH DETACHED ANNEXE & GARAGE WITH MATURE PRIVATE GARDENS

- Historic Period House with Detached Annexe
- Grade II Listed
- Wealth of Character Features Throughout
- Two Double Bedrooms
- Detached Two Bedroom Annexe
- Delightful Mature Gardens with Pond
- Edge of Village Location with Views
- Chain Free
- **Guide Price: Offers In Excess of £850,000**

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 beautifully 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

The Old Parsonage is a characterful Grade II Listed period property which stands superbly on the edge of East Witton. The property is well presented and retains a wealth of character and period features including stone flagged floors, mullioned windows, exposed beams and stonework.



The Old Parsonage is entered into via a welcoming reception hall from where the rooms lead off. The ground floor flows well and offers flexible accommodation comprising of a kitchen diner which features a good range of fitted wall and base units with integrated appliances and ample space for a dining table adjacent the impressive cast iron range. Leading through is a delightful sitting room with exposed beams and a stone-flagged floor, mullioned windows overlooking the gardens and a fireplace. Completing the original section of The Old Parsonage is a dining room with exposed stone arches, a study, and a useful utility room.

The extended part of the property offers an impressive, vaulted living room with exposed beams and trusses. This room has an open fire set within a stone surround and windows on three aspects.

On the first floor there are two well-proportioned double bedrooms each enjoying a delightful outlook across the gardens. Each room has the benefit of ensuite bathrooms.

The property is complemented by a detached, two-bedroom annexe with living room and kitchenette which offers excellent guest accommodation with possible uses including as an Air BnB or studio.

The property is further complemented by delightful mature gardens which feature a large patio, substantial lawn with established trees and a pond. The gardens are enclosed by traditional drystone walls with open fields and woodland beyond making them very private and tranquil.

Overall, The Old Parsonage would make an excellent full-time family home in a peaceful location on the edge of the Yorkshire Dales National Park. An early viewing is advised to appreciate the characterful nature of the property.

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.

///relocated.neat.sliders

FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

COUNCIL TAX

The Old Parsonage: Band G
The Old Parsonage Annexe: Band A

SERVICES

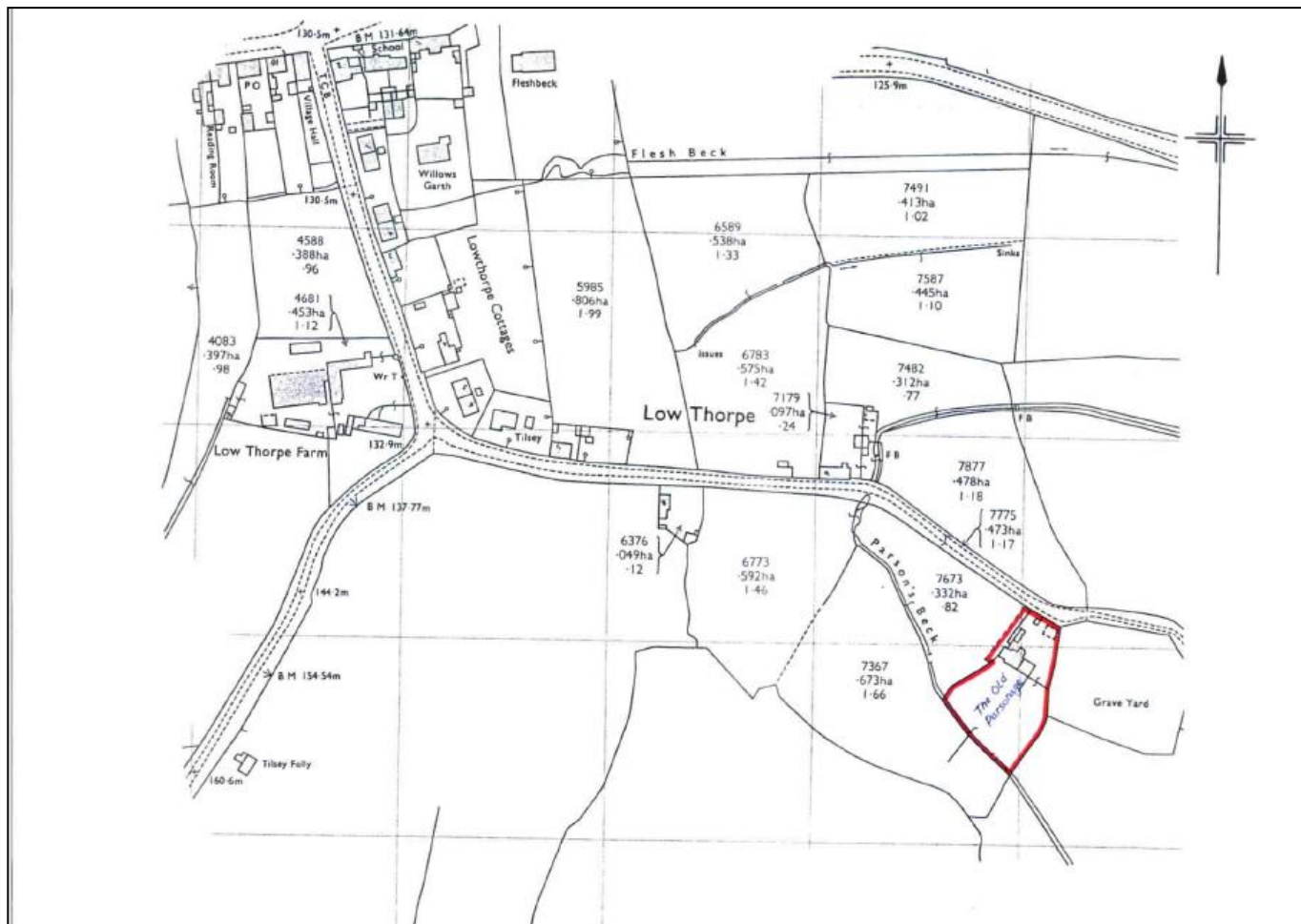
Mains electricity. Mains water. Drainage to a septic tank. Oil fired central heating. Broadband connection available.

LOCAL AUTHORITY

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

AGENT NOTE

Please note that the former adjacent graveyard is now disused and burials no longer take place. As the churchyard is no longer maintained, any persons entering do so at their own risk.

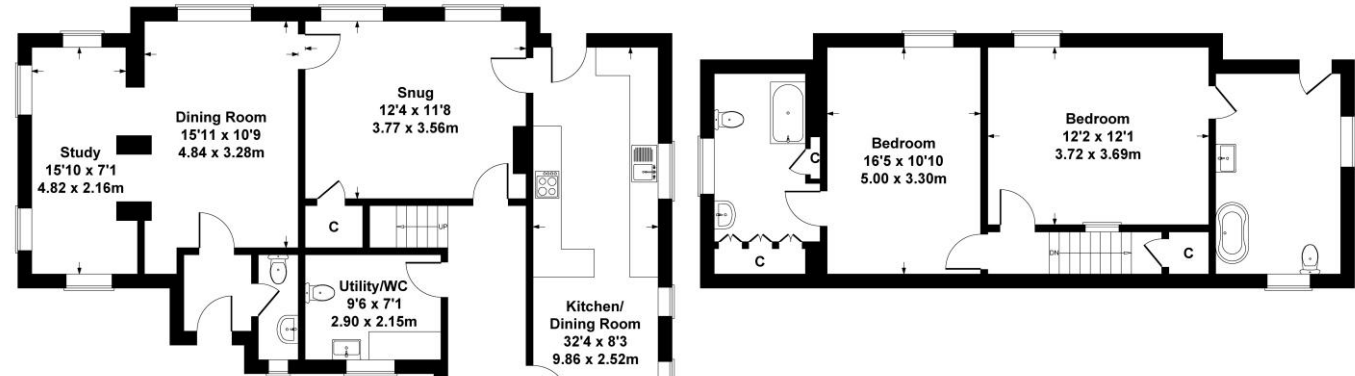


The Old Parsonage, East Witton

Approximate gross internal area
House 191 sq m - 2056 sq ft

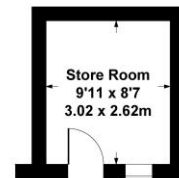
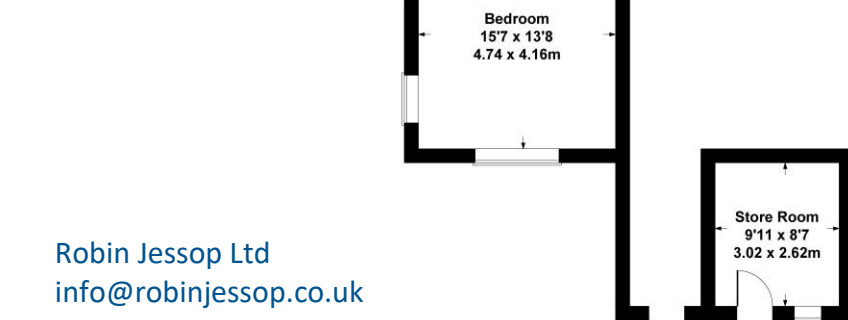
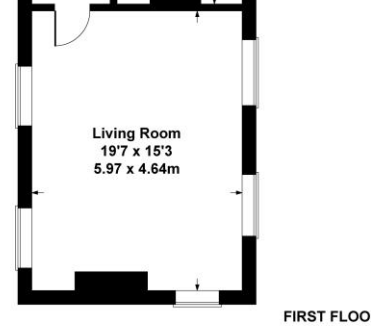
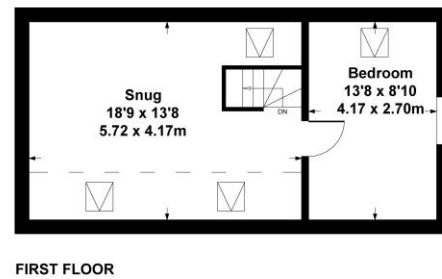
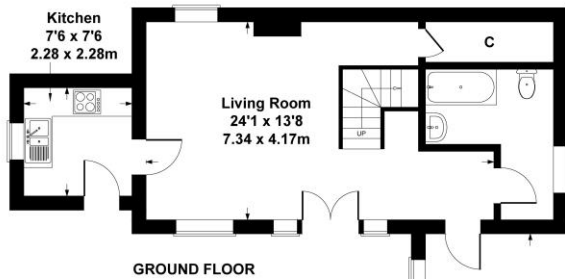


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
			69
			28
WWW.EPC4U.COM			



Annexe, The Old Parsonage, East Witton

Approximate gross internal area
House - 98 sq m - 1055 sq ft
Outbuilding - 7 sq m - 75 sq ft
Total - 105 sq m - 1130 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

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